



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1122, 1140 Taradale Drive NE  
Calgary, Alberta

MLS # A2197225



**\$309,900**

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	879 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 564
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: N/A

**\*\*CORNER/END UNIT on MAIN FLOOR with only 1 common wall at PRIME LOCATION\*\*.** This unit is having 2 bedrooms & 2 full baths. Master bedroom has 4-piece ensuite bathroom & 2 closets. Designated in-unit laundry space-a breeze! Modern & functional kitchen with ample cabinets leads to living/dinning area. An inviting living room layout with patio door stepping out to assigned parking stall right in front for everyday convenience & ease -also serves as a **\*\*Separate Private Entrance/Exit\*\*** to unit & to enjoy outdoors. Main entrance leads to hallway & easy access to stairwell & exit door. **\*\*Extra storage unit\*\*** with good capacity right on main floor as shown in photo. Condo fee includes all utilities. Apartment amenities include **\*\*bicycle storage & free of cost main floor party/recreational room\*\*** for 20 people(need booking in advance).Walking distance to shopping plaza, neighborhood park, medical clinics, gas station, LRT/public transportation, schools & much more-making it an ideal place waiting for you to step into! **\*\* Great home & investment property\*\***