



GRASSROOTS
REALTY GROUP

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**2212, 1140 Taradale Drive NE
Calgary, Alberta**

MLS # A2200340



\$285,000

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	882 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 623
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Brick, Vinyl Siding	Zoning:	M-2 d86
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	N/A		

Welcome to your two bedroom and two bathroom unit. Open concept to living room, dining room and kitchen. The bright living room has access to the east facing balcony with ample sunshine. An adjacent kitchen with plenty of cabinets and also where you'll find a fridge, hood fan, electric stove and dishwasher. The exceptional layout has the two bedrooms and bathrooms on either side of the open concept main living space. The primary bedroom has a large walk-in/walk-thru closet into a spacious ensuite 4pc bath. The second bedroom is good size and adjacent to the other 4pc bath. Large storage room contains washer and dryer. One titled parking stall. Condo fees include heat, water and electricity. This complex is secure and well run. Walking distance to numerous amenities; parks, shopping, schools and transit. Quick access to Stoney Trail, Metis Trail and McKnight Blvd. There is ample visitor parking close to the entrance. Come view this unit and make it your home! Hurry and book your showing today!