



GRASSROOTS
REALTY GROUP

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**2306, 1140 Taradale Drive NE
Calgary, Alberta**

MLS # A2202385



\$269,999

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	824 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 572
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Storage		

Inclusions:	N/A
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Welcome to a very CONVENIENT LOCATION | UNDERGROUND HEATED TITLED PARKING & SECOND ASSIGNED PARKING AT GROUND LEVEL| LIGHT & BRIGHT | 2 BED & 2 BATH | CONDO FEE COVERS ALL UTILITIES | including heat , water & electricity | NEAR TO TED HARRISON SCHOOL & TARADALE SCHOOL| This stunning 2-bedroom, 2-bathroom condo nestled on the third floor of a well-maintained complex in the vibrant & lively community of Taradale. Boasting a spacious layout and windows that flood the space with natural light, this home offers both comfort and style. The modern kitchen features include appliances & ample counter space. The primary bedroom is a true retreat, complete with a 3-piece ensuite and a walk-in closet, while the second bedroom and additional bathroom provide flexibility for guests or family. Enjoy the convenience of in-unit laundry and unwind on the private balcony, perfect for morning coffee or evening relaxation. This unit also includes additional assigned storage at the same level making extra space for storing excess household stuff. Walking distance to Grocery Store, Restaurants, Medical Clinic, Lakeside walking path makes it super enjoyable location. Ideally near to Renowned The Genesis Centre (Recreation Centre), NELSON Mandela High School, bus stops and the Saddletown LRT station, this condo also offers quick access to recreation and daily commute. Combining modern living with an unbeatable location, this is the perfect home for first-time buyers, downsizers, or savvy investors. Don't miss out—book your showing today!