



**GRASSROOTS**  
REALTY GROUP

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1314, 1140 Taradale Drive NE  
Calgary, Alberta

MLS # A2202981



**\$275,000**

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

Heating:	Baseboard
Floors:	Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Brick, Mixed
Foundation:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 581
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: NONE

Presenting a meticulously maintained 2-bedroom, 2-bathroom condominium in the centrally located Taradale community. This property offers unparalleled convenience, with schools, shopping centers, restaurants, and grocery stores all within walking distance. The well-designed floor plan seamlessly blends functionality and modernity. Upon entry, you are greeted by a bright and inviting living area, complemented by two generously sized bedrooms. The upgraded kitchen boasts stainless steel appliances, Quartz countertops, and includes a range and hood fan. In-suite laundry further enhances the convenience of this charming residence. Condo fees encompass water, electricity, heat, and more, making this an ideal option for young professionals, small families, or investors. Don't miss the opportunity to view this exceptional home—schedule a private showing today with your preferred realtor.