



**GRASSROOTS**  
REALTY GROUP

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**2410, 1140 Taradale Drive NE  
Calgary, Alberta**

**MLS # A2212973**



**\$340,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	881 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 623
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this beautifully renovated 2-bedroom, 2-bathroom condo in the heart of Taradale, offering 9-foot ceilings, serene lake views, and a smart, privacy-focused layout with bedrooms on opposite sides of the unit. Enjoy a bright and open floor plan with all-new appliances, brand new carpet, and a convenient in-suite washer and dryer. The spacious kitchen flows seamlessly into the living and dining areas, perfect for both relaxing and entertaining. Step out onto your private top-floor balcony and take in the peaceful lake scenery&mdash;your daily escape from the bustle of the city. This home comes complete with titled underground parking, a separate storage unit and ALL utilities included&mdash;even electricity&mdash;for total peace of mind and budget-friendly living. Located in a well-managed complex, you&rsquo;ll have access to nearby schools, public transit, the Taradale Community Centre, parks, and the Genesis Centre, one of Calgary&rsquo;s premier recreation and wellness facilities. Whether you're a first-time buyer, a downsizer, or investor, this condo checks all the boxes for comfort, location, and value. Don&rsquo;t miss your chance to live in one of Taradale&rsquo;s most sought-after communities Call you rrealtor today!