

1414, 1140 Taradale Drive NE  
Calgary, Alberta

MLS # A2259559

\$271,999

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Taradale                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 886 sq.ft.                         | Age:   | 2007 (18 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Assigned, Stall                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                             |            |         |
|-------------|-----------------------------|------------|---------|
| Heating:    | Baseboard                   | Water:     | -       |
| Floors:     | Carpet, Ceramic Tile, Vinyl | Sewer:     | -       |
| Roof:       | Asphalt Shingle             | Condo Fee: | \$ 581  |
| Basement:   | None                        | LLD:       | -       |
| Exterior:   | Vinyl Siding, Wood Frame    | Zoning:    | M-2 d86 |
| Foundation: | -                           | Utilities: | -       |
| Features:   | Open Floorplan              |            |         |

Inclusions: N/A

Welcome to your new home in the desirable community of Taradale! This exquisite top-floor, 2-bedroom, 2-bathroom condo offers a perfect blend of comfort and style, ideal for first-time buyers or a savvy investment. Inside, you'll be greeted by high ceilings and a sun-drenched living room with access to a private deck featuring breathtaking mountain and city views. The U-shaped kitchen boasts ample counter space and a breakfast bar, perfect for entertaining. The spacious primary bedroom includes a walk-through closet and a 4-piece ensuite, while the second bedroom is perfect for family or guests. You'll also appreciate the convenience of in-suite laundry. This unit comes with a storage locker and two outdoor parking stalls. Condo fees are all-inclusive, covering heat, electricity, and water, with professional management. Located minutes from the Saddletown LRT, schools, shopping, and restaurants, this home is an unbeatable value. Enjoy the peace and quiet of top-floor living and wake up to panoramic west-facing views. Don't miss out on this exceptional opportunity!