

1122, 1140 Taradale Drive NE  
Calgary, Alberta

MLS # A2197225



**\$295,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	879 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 564
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance		

**Inclusions:** N/A

**\*\*CORNER/END UNIT on MAIN FLOOR at PRIME LOCATION\*\*.** This unit is having \* 2 BEDROOMS\* & \* 2 FULL BATHS\*. Each bedroom has \* 2 CLOSETS\*. Master bedroom has \*4-piece ensuite bathroom\*. Designated \*IN-SUITE LAUNDRY\* space-a breeze! Modern & functional kitchen with ample cabinets leads to living/dinning area. An inviting good sized living room layout with patio door stepping out to assigned parking stall right in front for everyday convenience & ease -also serves as a \*\*Separate Private Entrance/Exit\*\* to unit & to enjoy outdoors. Main entrance leads to hallway & easy access to stairwell & exit door. \*\*Extra storage unit\*\* with good capacity right on main floor as shown in photo. Condo fee includes all utilities. Apartment amenities include \*\*bicycle storage & free of cost main floor party/recreational room\*\* for 20 people(need booking in advance).Walking distance to shopping plaza, neighborhood park, medical clinics, gas station, LRT/public transportation, schools & much more-making it an ideal place waiting for you to step into! \*\* Great home & investment property\*\*