

**1412, 1140 Taradale Drive NE  
Calgary, Alberta**

**MLS # A2226090**



**\$298,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 880 sq.ft.                         | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                          |                   |        |
|--------------------|--------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                        | <b>Condo Fee:</b> | \$ 580 |
| <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>   | Open Floorplan           |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Location!Location! Location! Attention Investors and First-time Buyers! Fully RENOVATED!This is an ideal unit for an Investor with Positive Rental Cash Flow or a First Time home buyer. The all-inclusive Condo fee includes Insurance, Electricity, Heat, Water/Sewer, Snow removal, landscaping & building maintenance. With two good-sized bedrooms and two 3-piece bathrooms, this condo offers a GREAT layout. The spacious primary bedroom features a walk-through closet and 3 piece ensuite. The In-suite laundry includes the washer & dryer. This unit is located on the third level with MOUNTAIN VIEW. New washer/dryer, counter top, lights. Close to playground, schools, only minutes to Genesis Center, Saddleridge Circle, Savanna Bazar, LRT Station, Stoney Trail and MORE. Ready for immediate possession. Don't miss this opportunity; call today!