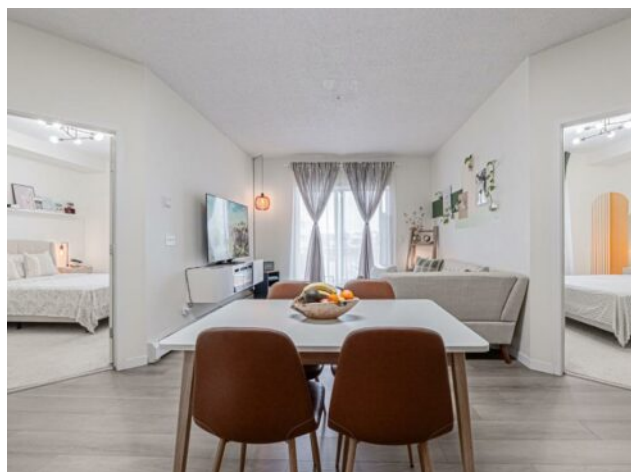


1217, 1140 Taradale Drive NE
Calgary, Alberta

MLS # A2238153



\$309,990

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Taradale | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 876 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|------------------------------------|------------|---------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 580 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-2 d86 |
| Foundation: | - | Utilities: | - |
| Features: | Quartz Counters, Walk-In Closet(s) | | |

Inclusions: shelving throughout the unit

Say hello to your modern condo retreat in the heart of Taradale — perfect for first-time buyers or investors seeking style and value. This 2 bed, 2 bath unit has been fully renovated with brand new LVP flooring, new countertops, new carpet in the bedrooms, newer appliances, and is freshly painted throughout — giving the entire space a clean, elevated look. The open-concept layout features a sleek kitchen with a sit-up breakfast bar, flowing effortlessly into the dining and living space — perfect for entertaining or relaxing. The primary suite includes a walk-through closet and a private 4-piece ensuite, while the second bedroom and bath sit on the opposite side — ideal for roommates, kids, or guests. Start your mornings on the northeast-facing balcony, soaking up natural sunlight with your coffee in hand. Plus, enjoy the convenience of in-suite laundry and a dedicated parking stall. ?? Close to parks, schools, shopping, and public transit — everything you need is just minutes away.