

**1414, 1140 Taradale Drive NE
Calgary, Alberta**

MLS # A2271764



\$259,900

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	2007 (19 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:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
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Top-floor living in Taradale! This fully renovated 2-bedroom, 2-bathroom condo features high ceilings, a sunny living room, and a private balcony with beautiful west-facing mountain and city views. Enjoy a brand-new U-shaped kitchen with never-used appliances, plenty of counter space, and a breakfast bar. The primary bedroom includes a walk-through closet and 4-piece ensuite, while the second bedroom works perfectly for guests or a home office. Plus, you'll love the convenience of in-suit laundry, a storage locker, and two outdoor parking stalls. Condo fees include heat, electricity, water, and professional management. Located steps from the Saddletown LRT, schools, shopping, and restaurants; this is an incredible opportunity you won't want to miss!