

**1413, 1140 Taradale Drive NE  
Calgary, Alberta**

**MLS # A2278700**



**\$249,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	877 sq.ft.	<b>Age:</b>	2007 (19 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>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 581
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2d86
<b>Foundation:</b>	-	<b>Utilities:</b>	Heating Not Paid For, Electricity Paid For, Water Paid
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Top Floor unit with all utilities included! This bright 2 Bedroom, 2 bathroom home offers incredible value with all utilities covered plus 2 parking stalls! Enjoy the open Floorplan with an east facing balcony, perfect for morning sun and the convenience of in-suite laundry! The primary bedroom features a large walk-through closet leading to a private 4pc ensuite, the second bedroom is ideal for guests, roommates or a home office. The open living, dining and kitchen area creates a comfortable space to relax or entertain. Located close to shopping, restaurants and other amenities, this top floor unit is a great place to call home! Book a showing today!