

**2409, 1140 Taradale Drive NE
Calgary, Alberta****MLS # A2283739****\$229,900**

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	786 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 547
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d86
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan		

Inclusions: N/A

This top-floor, south-facing unit is a smart opportunity for first-time buyers and investors alike. Featuring high ceilings and a bright, open-concept layout, the space feels airy and welcoming while offering an efficient floor plan that's easy to furnish and easy to rent. The large primary bedroom provides ample room for a king-sized bed plus a reading chair or sitting area, with a walk in closet that leads you straight to your in unit laundry space! While the versatile den can function as a second bedroom, home office, or guest space, adding flexibility and strong rental appeal. Enjoy outdoor living on the oversized balcony, with mountain views on clear days, a rare bonus that tenants and owners both appreciate. Practical features include an underground parking spot and a location close to schools, shopping, and transit, making this an attractive option for commuters, students, and families. Even better, the all-inclusive condo fees cover water, heat, and electricity, offering predictable monthly expenses and excellent value. Whether you're looking for an affordable first home or a low-maintenance investment with solid fundamentals, this unit checks all the right boxes. Call your favourite realtor to view today!