



THE
A-TEAM

**RE/MAX
FIRST**

1140 TARDALE Drive #1216, Calgary T3J 0G1

MLS® #: **A2114857**

Area: **Taradale**

Listing Date: **03/14/24**

List Price: **\$306,888**

Status: **Pending**

County: **Calgary**

Change: **-\$7k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **882**
Low Sqft:
Ttl Sqft: **882**

DOM

66

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Granite Counters,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	12`10" x 10`10"	Bedroom	Main	10`6" x 11`9"
Living Room	Main	11`11" x 11`4"	Balcony	Main	10`2" x 5`4"
4pc Bathroom	Main	5`0" x 8`0"	Laundry	Main	6`1" x 3`8"
Entrance	Main	4`2" x 5`6"	Kitchen	Main	9`6" x 10`0"
Dinette	Main	13`5" x 10`5"	4pc Ensuite bath	Main	5`0" x 8`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$581

Fee Simple

M-2 d86

Fee Freq:

Monthly

Legal Desc:

0714034

Remarks

Pub Rmks:

Welcome to this Newly Renovated, 2 Bed- 2 Bath unit . Recent upgrades include- Fresh paint, New Luxury vinyl plank flooring, shiny white kitchen cabinets, Stainless steel appliances and lots more. Great for entertaining is the Open concept Kitchen/dinning and Livingroom area that gives access to a private balcony. The kitchen features new cabinets, new countertops, plenty of counter/cabinetry space, and breakfast bar. Primary bedroom has a 4 piece en-suite bathroom and a walk-in closet. Second bedroom is spacious and located beside 2nd bathroom . There is another 4 piece main bathroom and in-suite laundry area. This unit comes with 1 parking stall. CONDO FEES includes all utilities. Excellent location - close to schools, shopping, transit, walking paths and green space, restaurants and grocery stores. Book your showing today and secure this apartment into your new home.

Inclusions:

N/A

Property Listed By:

TREC The Real Estate Company

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







