



THE
A-TEAM

**RE/MAX
FIRST**

1140 TARADALE Drive #1304, Calgary T3J 0G1

MLS® #: **A2117303**

Area: **Taradale**

Listing Date: **03/25/24**

List Price: **\$299,000**

Status: **Active**

County: **Calgary**

Change: **+\$4k, 09-May**

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: **813**
Low Sqft:
Ttl Sqft: **813**

DOM

56

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: **Assigned,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`3" x 9`4"	Bedroom	Main	9`10" x 11`5"
4pc Ensuite bath	Main	4`11" x 8`6"	Bedroom - Primary	Main	10`2" x 12`9"
4pc Bathroom	Main	7`6" x 4`11"	Living Room	Main	10`0" x 17`0"
Entrance	Main	3`11" x 4`0"	Laundry	Main	3`7" x 6`0"
Nook	Main	7`9" x 9`4"	Balcony	Main	10`4" x 5`5"
Walk-In Closet	Main	7`7" x 4`4"			

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$530		Fee Simple		M-2 d86
		Fee Freq:		
		Monthly		
Legal Desc:	0714034			
		Remarks		
Pub Rmks:	Welcome to Taralake Place, this sunlit sanctuary on the 3rd floor offers a charming northeast-facing view. Featuring 9-foot ceilings and laminated flooring, this 2-bed, 2-full bath unit boasts modern appliances, including a Samsung fridge with filtered water dispenser and dual ice options, a KitchenAid convection oven, and a Whirlpool quiet dishwasher. With upgraded Whirlpool laundry in-unit, living here is effortless. The primary bedroom floods with natural light and offers a walkthrough closet to the private ensuite, in-suite storage and additional storage (locker # 111) and parking stall #14 are assigned. Enjoy hassle-free living with all utilities, insurance, and maintenance included in the condo fees, even electricity! Relax on the balcony for BBQs and bask in the Calgary sunshine. Situated in a secure neighborhood near amenities minutes away from the C-train station, park, walking/bike paths, Tim Hortons, shopping/grocery stores, restaurants, medical clinics, public transit, schools, playground and more, this residence combines comfort with accessibility. Welcome to a lifestyle of ease, leisure, and elegance at Taralake Place!			
Inclusions:	None			
Property Listed By:	RE/MAX Real Estate (Central)			

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





