

1140 TARADALE Drive #2221, Calgary T3J 0G1

MLS® #: **A2119045** Area: **Taradale** Listing Date: **04/02/24** List Price: **\$329,900**
 Status: **Active** County: **Calgary** Change: **-\$13k, 23-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**
 Finished Floor Area
 Abv Sqft: **987**
 Low Sqft:
 Ttl Sqft: **987**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall, Underground**

DOM

46
 Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Lighting, Private Yard**
 Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Granite Counters, High Ceilings, Open Floorplan, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5' 2" x 8' 11"	4pc Ensuite bath	Main	4' 11" x 8' 0"
Bedroom	Main	10' 1" x 12' 4"	Dining Room	Main	6' 5" x 8' 6"
Kitchen	Main	10' 3" x 9' 2"	Living Room	Main	14' 0" x 12' 0"
Office	Main	10' 4" x 8' 6"	Bedroom - Primary	Main	12' 4" x 15' 4"

Legal/Tax/Financial

Condo Fee: **\$682** Title: **Fee Simple** Zoning: **M-2 d86**
 Fee Freq:

Legal Desc:	0714034	Monthly	Remarks
Pub Rmks:	Corner Unit 2-Bedrooms + Den 2-Bathrooms North East Facing Balcony Open Floor Plan Spacious Kitchen Granite Countertops High Ceilings Large Windows with Natural Light Titled Underground Parking Stall. Welcome to this incredible 2 bedrooms 1 den 2nd level condo in the centre of Taradale. This perfectly located unit is near all amenities and transit! Head inside the unit to an open floor plan with an incredible amount of living space. The kitchen is outfitted with granite countertops, ample cupboard storage, black appliances and a peninsula with barstool seating. The dining room is open to the kitchen and a perfect layout for socializing while cooking. The living room is bright with natural light with the North East facing windows and door to the balcony. The den/office is a great space for a home office or even overnight guests. The bedrooms are separated by the living room adding to your privacy. The primary bedroom has a 4pc ensuite with a tub/shower combo. The 2nd bedroom is a great size with another 4pc ensuite bathroom with a cheater door. The laundry is tucked into a hall closet not to take up any living space! This unit has a title underground parking stall great for the cold winter months. Hurry and book your showing today!		
Inclusions:	n/a		
Property Listed By:	RE/MAX Crown		

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







