



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1140 TARADALE Drive #1115, Calgary T3J 0G1**

MLS® #: **A2120656**

Area: **Taradale**

Listing Date: **04/05/24**

List Price: **\$300,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2006**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **879**  
Low Sqft:  
Ttl Sqft: **879**

DOM

**44**

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: **Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Chandelier,No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`9" x 10`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`8" x 10`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`2"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`5" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 10`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`8" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`10" x 17`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$581**

Title:  
**Fee Simple**

Zoning:  
**M-2 d86**

Legal Desc:	0714034	Fee Freq: Monthly	Remarks
Pub Rmks:	<b>***PRICE REDUCED*** Presenting a rare gem in Taralake! This former show suite, conveniently located on the main level, offers two spacious bedrooms and two full bathrooms. ALL UTILITIES INCLUDE IN CONDO FEE. Featuring a lovely kitchen and a generously sized living room, ensuring a pristine environment. Enjoy proximity to the lake, playgrounds, and public transportation. This unit also includes all five appliances for your convenience. The master suite includes a walk-in closet and easy access to an outdoor patio. Additionally, there's in-suite storage and laundry facilities, along with extra storage space. Conveniently located near transit and shopping amenities, this unit is ready for you to move in today!"</b>		
Inclusions:	NA		
Property Listed By:	TREC The Real Estate Company		

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









