



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1140 TARADALE Drive #2122, Calgary T3J0G1**

MLS® #: **A2123638**

Area: **Taradale**

Listing Date: **04/16/24**

List Price: **\$299,900**

Status: **Pending**

County: **Calgary**

Change: **None**

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

DOM

**33**  
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:

**Underground**

Utilities and Features

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

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

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

Room Information

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>     |
|--------------------------|--------------|-----------------------|
| <b>4pc Bathroom</b>      | <b>Main</b>  |                       |
| <b>Bedroom</b>           | <b>Main</b>  | <b>14`11" x 9`10"</b> |
| <b>Kitchen</b>           | <b>Main</b>  | <b>8`8" x 10`9"</b>   |
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>11`1" x 14`2"</b>  |

| <u>Room</u>             | <u>Level</u> | <u>Dimensions</u>     |
|-------------------------|--------------|-----------------------|
| <b>4pc Ensuite bath</b> | <b>Main</b>  |                       |
| <b>Dining Room</b>      | <b>Main</b>  | <b>7`7" x 7`6"</b>    |
| <b>Living Room</b>      | <b>Main</b>  | <b>17`9" x 16`10"</b> |

Legal/Tax/Financial

Condo Fee:  
**\$606**

Title:  
**Fee Simple**

Zoning:  
**M-2 d86**

|                                    |   |                      |         |
|------------------------------------|---|----------------------|---------|
| Legal Desc:                        | 0714034   | Fee Freq:<br>Monthly | Remarks |
| Pub Rmks:                          | <b>INVESTORS/FIRST TIME HOME BUYERS ALERT   2 BED-2 BATH   UNDERGROUND PARKING   MAIN FLOOR UNIT   NEWLY RENOVATED  </b> Welcome to this stunning condo located in an amenity-rich area of Taradale that offers the perfect combination of comfort and convenience. This exquisite 2-bedroom, 2-bathroom main floor unit is just minutes away from the train station, grocery stores, playgrounds, schools, and recreational centers, providing unparalleled accessibility to all your daily needs. Upon entering, you'll be greeted by the meticulously maintained interior, showcasing a truly spectacular condition. The open concept design, complemented by a <b>BRAND NEW LVP</b> neutral colour palette, creates an inviting and modern ambiance throughout the entire space. The well-appointed kitchen boasts granite countertops, stainless steel appliances, and ample storage, making it a chef's dream. Adjacent to the kitchen is a dedicated dining room, perfect for hosting intimate gatherings or enjoying family meals. The spacious living room offers a comfortable retreat, ideal for relaxation or entertaining guests. Natural light floods the room, highlighting the beauty of the interior. Retreat to the gorgeous primary bedroom, complete with a luxurious 4-piece ensuite bathroom and a walk-in closet, providing ample storage for your wardrobe. The second bedroom is generously sized, offering versatility as a guest room, home office, or personal sanctuary. There's also a main bathroom completing the much needed 2 bed 2 bath floor plan. Convenience is further guaranteed with your very own titled underground heated parking, keeping your vehicle secure and snug year-round. Step outside onto the outdoor patio, where you can soak in the sun and enjoy the breathtaking views. Enjoy the convenience of additional street parking just few steps from the patio . The patio ensures an abundance of natural light throughout the day. Additional features of this exceptional condo include in-unit laundry facilities for ultimate convenience, and an array of amenities that enhance your lifestyle. Don't miss the opportunity to make this beautiful condo your new home. Contact your favourite realtor today to schedule a private showing and experience the luxury and convenience this property has to offer. |                      |         |
| Inclusions:<br>Property Listed By: | <b>N/A</b><br><b>Real Broker</b>  |                      |         |

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











