

**1140 TARADALE Drive #1414, Calgary T3J 0G1**

MLS® #: **A2146703**      Area: **Taradale**      Listing Date: **07/18/24**      List Price: **\$299,900**  
 Status: **Active**      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:  
 Access:  
 Lot Feat:  
 Park Feat: **Stall**

Finished Floor Area  
 Abv Sqft: **885**  
 Low Sqft:  
 Ttl Sqft: **885**

DOM

**60**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Laminate, Linoleum**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer**  
 Int Feat: **Closet Organizers, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4' 6" x 4' 1"	Laundry	Main	6' 0" x 3' 8"
4pc Bathroom	Main	8' 1" x 4' 11"	Bedroom	Main	10' 6" x 11' 8"
Bedroom - Primary	Main	12' 9" x 10' 9"	Walk-In Closet	Main	7' 10" x 4' 4"
4pc Ensuite bath	Main	8' 6" x 4' 11"	Kitchen	Main	10' 2" x 9' 1"
Dining Room	Main	10' 0" x 10' 1"	Living Room	Main	16' 5" x 11' 4"

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$581

Fee Simple

M-2 d86

Fee Freq:

Monthly

Legal Desc: 0714034

Remarks

Pub Rmks: **Welcome to your new home! This exquisite 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, convenience, and style. Nestled in the desirable and well-established community of Taradale, this top-floor gem is a must-see for investors and first-time home buyers alike. Key Features: Top-Floor Elegance: As you step inside, you'll be greeted by 10 ft ceilings, creating an airy and spacious feel. Sun-Drenched Living: Sliding doors flood the living room with natural light, leading to your private deck. Imagine sipping your morning coffee/tea while soaking in breathtaking mountain and city views! Galley Kitchen: The kitchen layout boasts ample cupboard and counter space, perfect for culinary adventures. The raised breakfast bar overlooks the living area, making it ideal for entertaining. Serene Retreat: The primary bedroom features a walk-through closet and a 4-piece ensuite. It is spacious enough for a king-size bed to create your own comfort oasis. Second Bedroom & In-Suite Laundry: The secondary bedroom is generously sized for your family or guests to occupy, and the convenience of in-suite laundry adds to the ease of living. Storage & Parking: This unit comes with an additional storage locker and not one, but two outdoor parking stalls—no more hunting for parking! There is ample of parking for your visitors as well. All-Inclusive Condo Fees: Say goodbye to utility bills! Your condo fees cover electricity, heat, water, and professional management. Ideal Location: Close to walking paths, schools, restaurants, and shopping. Plus, the Saddletown LRT, library, and Genesis Centre are just minutes away. Investor's Dream: With a long-term, fantastic renter already in place, this condo presents an excellent opportunity for low-maintenance rental income. Here's why it stands out from other low-rise units in the area: Generous Room Sizes: Unlike cramped shoebox apartments, each room in this condo offers ample space and a thoughtful layout. You'll never feel confined—just pure comfort. Top-Floor Living: Say goodbye to noisy neighbors above! As a top-floor resident, you'll enjoy peace and quiet, undisturbed by footsteps or late-night disturbances. West-Facing Panorama: Imagine waking up to panoramic views of downtown Calgary and the majestic mountains in the backdrop. Every window becomes a picture frame for natural beauty. External Storage Locker: Keep your daily living space clutter-free! With an external locker, you can safely stow away holiday decorations, extra luggage, and more—accessible when needed but out of sight. Professional Management: Rest assured that your investment is in capable hands. The property is professionally managed by a company that the Consumer Choice Award rated as the Top Service Provider for Property Management in Southern Alberta for the sixth consecutive year. They stay on top of residents' needs, ensuring a hassle-free experience. Don't miss out—call now to schedule your viewing and make this condo yours!**

Inclusions: N/A  
Property Listed By: 2% Realty

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











The pictures following this card were captured over a span of 10 years between rentals and through different renovation stages. They showcase the Unit 1414 space and features to its full potential.

Can you visualize living here?











