



THE
A-TEAM

**RE/MAX
FIRST**

1140 TARADALE Drive #1204, Calgary T3J 0G1

MLS®#: **A2147188**

Area: **Taradale**

Listing Date: **07/05/24**

List Price: **\$290,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 04-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2007**

Finished Floor Area
Abv Sqft: **816**
Low Sqft:
Ttl Sqft: **816**

DOM

73
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**

Construction:
Vinyl Siding, Wood Frame

Sewer:
Ext Feat: **Balcony, Storage**

Flooring:
Tile, Vinyl
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Portable Dishwasher, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	10`2" x 9`9"
Kitchen	Main	8`10" x 10`8"
Balcony	Main	5`4" x 14`7"
4pc Bathroom	Main	8`3" x 4`11"
Entrance	Main	5`8" x 8`6"

Room	Level	Dimensions
4pc Ensuite bath	Main	7`9" x 5`0"
Dining Room	Main	7`11" x 10`8"
Bedroom - Primary	Main	11`1" x 10`7"
Living Room	Main	16`9" x 15`8"

Legal/Tax/Financial

Condo Fee:
\$530

Title:
Fee Simple

Zoning:
M-2 d86

Fee Freq:
Monthly

Legal Desc: **0714034**

Remarks

Pub Rmks: **INVESTORS AND FIRST TIME HOME BUYERS ALERT!! Introducing a fantastic opportunity to own a newly renovated 2nd floor 2 BED/2 BATH unit in the highly sought-after community of Taradale. Recent upgrades include - Fresh paint, New vinyl plank flooring, New quartz countertops throughout the unit. The apartment features 9' ceilings, the kitchen offers a functional layout, while the spacious family room provides access to your own private balcony, perfect for enjoying evening barbecues. The primary bedroom with walk-through closet and 4-piece ensuite is nicely separated from the second bedroom, ensuring optimal privacy. The second bedroom is of great size and conveniently located near the main 4-piece bathroom. In-suite laundry adds to the convenience. CONDO FEES INCLUDES ALL UTILITIES. The building is conveniently situated close to public transportation, grocery stores, restaurants, schools, parks, and shopping options. Book your showing today!**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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