

1140 TARADALE Drive #1415, Calgary T3J 0G1

MLS® #: **A2158302** Area: **Taradale** Listing Date: **08/19/24** List Price: **\$319,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **2007**
 Year Built: **2007**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **878**
 Low Sqft:
 Ttl Sqft: **878**

DOM
30
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parking Pad**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Range, Range Hood, Refrigerator, Window Coverings**
 Int Feat: **Breakfast Bar, High Ceilings**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	12`9" x 10`11"	Bedroom	Main	12`8" x 10`6"
4pc Bathroom	Main	4`11" x 8`1"	4pc Ensuite bath	Main	8`7" x 4`11"
Living Room	Main	17`7" x 17`5"	Dining Room	Main	8`11" x 8`9"
Kitchen	Main	8`7" x 8`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 professionally renovated top unit condo over 870 SQFT with luxury vinyl plank flooring, bright windows, new kitchen, high graded carpet in the bedrooms and an open modern floor plan. Enjoy the modern shiny glass kitchen with stainless steel appliances, glassy subway tile backsplash, quartz countertop and customized stone wok. This unit features two spacious bedrooms, the master bedroom features a 4pc ensuite and walk-in closet. Additional features include another full bathroom, convenient in-suite laundry, storage, and an assigned parking stall. The open floor plan showcases a spacious living room with large windows that flood the space with natural light. This beautifully designed unit also features a high ceiling, a private balcony, perfect for outdoor relaxation. The community hub offers a wide range of amenities, including local convenient ethnic shopping, parks, school, and LRT. Nearby services include Superstore, Costco, and Cross-Iron Mills Mall and airport.**

Inclusions: N/A
Property Listed By: **First Place Realty**

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







