



THE
A-TEAM

**RE/MAX
FIRST**

1140 TARADALE Drive #2212, Calgary t3j0g1

MLS®#: **A2165115**

Area: **Taradale**

Listing Date: **09/17/24**

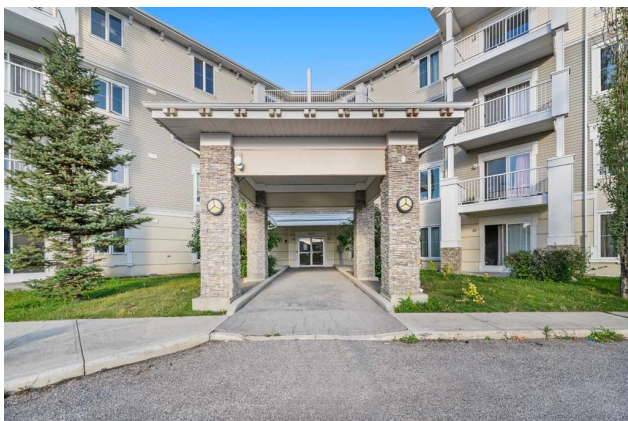
List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 04-Oct**

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:

**Residential
Apartment
Calgary
2007**

Finished Floor Area

Abv Sqft: **882**

Low Sqft:

Ttl Sqft: **882**

Underground

DOM

65

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Playground**

Construction:

Aluminum Siding ,Brick,Vinyl Siding

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked

Int Feat:

Breakfast Bar,High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4`11" x 8`1"	4pc Ensuite bath	Main	8`8" x 4`11"
Bedroom	Main	12`10" x 10`6"	Kitchen	Main	8`6" x 8`7"
Living Room	Main	26`7" x 17`3"	Bedroom - Primary	Main	12`10" x 10`11"

Legal/Tax/Financial

Condo Fee:

\$623

Title:

Fee Simple

Fee Freq:

Zoning:

M-2 d86

Monthly

Legal Desc: 0714034

Remarks

Pub Rmks: **Welcome to your two bedroom and two bathroom unit. Open concept to living room, dining room and kitchen. The bright living room has access to the east facing balcony with ample sunshine. An adjacent kitchen with plenty of cabinets and also where you'll find a fridge, hood fan, electric stove and dishwasher. The exceptional layout has the two bedrooms and bathrooms on either side of the open concept main living space. The primary bedroom has a large walk-in/walk-thru closet into a spacious ensuite 4pc bath. The second bedroom is good size and adjacent to the other 4pc bath. Large storage room contains washer and dryer. One titled parking stall. Condo fees include heat, water and electricity. This complex is secure and well run. Walking distance to numerous amenities; parks, shopping, schools and transit. Quick access to Stoney Trail, Metis Trail and McKnight Blvd. There is ample visitor parking close to the entrance. Come view this unit and make it your home! Hurry and book your showing today!**

Inclusions: N/A
Property Listed By: RE/MAX Crown

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



