

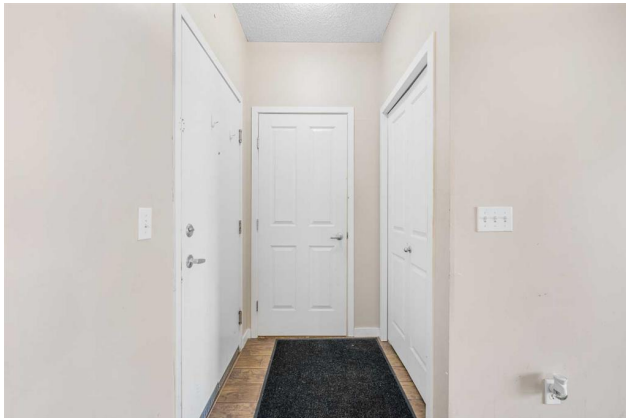


THE
A-TEAM

**RE/MAX
FIRST**

1140 TARADALE Drive #2306, Calgary T3J 0G1

MLS® #: **A2166727** Area: **Taradale** Listing Date: **09/16/24** List Price: **\$299,999**
 Status: **Active** County: **Calgary** Change: **-\$9k, 10-Nov** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **814**
 Low Sqft:
 Ttl Sqft: **814**

DOM

66
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Off Street,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Washer**
 Int Feat: **Breakfast Bar,Elevator,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------------|-----------------------|--------------------|-------------|-----------------------|
| 3pc Ensuite bath | Main | 8`5" x 4`11" | Dining Room | Main | 16`4" x 15`7" |
| 4pc Bathroom | Main | 4`11" x 7`6" | Bedroom | Main | 12`10" x 9`11" |
| Kitchen | Main | 8`11" x 8`11" | Living Room | Main | 10`3" x 10`1" |
| Bedroom - Primary | Main | 12`10" x 10`1" | | | |

Legal/Tax/Financial

Condo Fee: **\$572** Title: **Fee Simple** Zoning: **M-2 d86**

Fee Freq:
Monthly

Legal Desc: **0714034**

Remarks

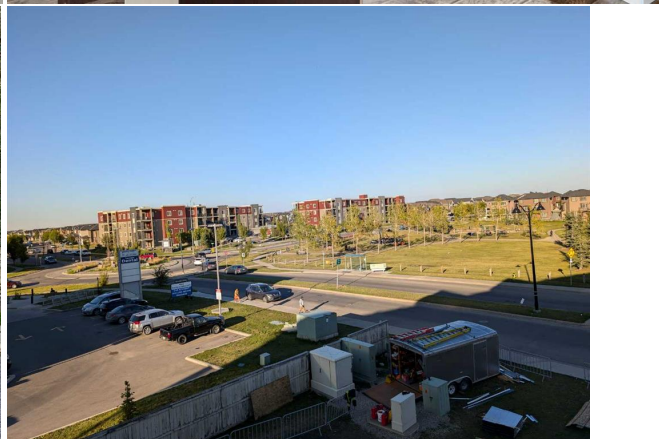
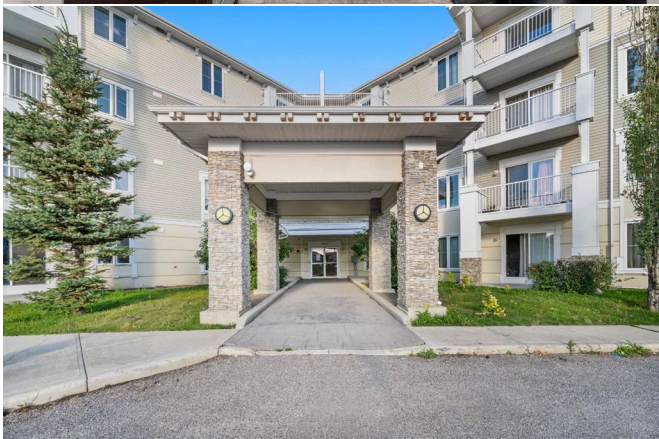
Pub Rmks: **Welcome to Taralake Place! This bright and spacious suite has lots of natural light and a good floorplan with the bedrooms separated by the living room - ideal for roommates! The living room provides access to your large balcony, the kitchen has plenty of cabinets, counterspace and a raised breakfast bar and there is lots of space for your dining room table. The primary bedroom with walk-through closet and 3 piece ensuite, a good sized 2nd bedroom, the main bath and in suite laundry complete this unit. Also included is a titled parking stall in the heated, underground parkade, an assigned surface parking stall and an assigned storage locker on the same level as the condo in front of the Main door which is a big feature. CONDO FEES INCLUDE ALL UTILITIES! Located across the street from Taralake Park and a few minutes to shopping, school and transit.**

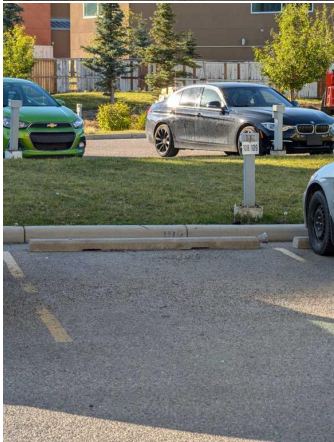
Inclusions: **None**
Property Listed By: **PREP Realty**

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



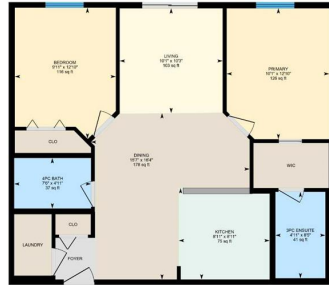






2306-1140 Taradale Dr NE, Calgary, AB

Main Floor - Interior Area 914.80 sq ft



PREPARED: 2024/09/10



White regions are excluded from total floor area in EXUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.