

1140 TARADALE Drive #1315, Calgary T3J 0G1

MLS® #: **A2171540** Area: **Taradale** Listing Date: **10/08/24** List Price: **\$320,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 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: **888**
 Low Sqft:
 Ttl Sqft: **888**

DOM

56
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`9" x 10`7"	Laundry	Main	6`2" x 3`10"
4pc Bathroom	Main	5`0" x 8`3"	Bedroom	Main	12`10" x 10`8"
Living Room	Main	17`10" x 17`4"	Kitchen	Main	8`5" x 8`5"
4pc Ensuite bath	Main	8`7" x 5`1"	Bedroom - Primary	Main	12`10" x 11`0"

Legal/Tax/Financial

Condo Fee: **\$581** Title: **Fee Simple** Zoning: **M-2**

Legal Desc: 0714034

Fee Freq:
Monthly

Remarks

Pub Rmks: **Welcome to Taralake Place! This bright and spacious 2-bedroom, 2-bathroom suite features a well-designed layout with bedrooms separated by the living area—perfect for a starter family. The open-concept living room offers access to a large east-facing balcony, while the kitchen boasts ample cabinets, counter space, and modern appliances. The primary bedroom includes a walk-through closet and a 4-piece ensuite, with the second bedroom conveniently located near the 4-piece main bath. Additional features include in-suite laundry, one titled parking stall, and condo fees that cover ALL UTILITIES including electricity and insurance. . Located across from Taralake Park and just minutes from shopping, schools, and transit, this secure complex also offers easy access to major roads and visitor parking. This unit is a fantastic opportunity for investors and first-time buyers. Don't miss your chance. BOOK YOUR SHOWING TODAY!!**

Inclusions: N/A
Property Listed By: CIR Realty

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







