



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1140 TARADALE Drive #1310, Calgary T3J 0G1**

MLS®#: **A2175882**

Area: **Taradale**

Listing Date: **11/06/24**

List Price: **\$289,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **878**  
Low Sqft:  
Ttl Sqft: **878**

DOM

**16**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **City Lot,Front Yard,Low Maintenance Landscape,Landscaped,Treed,Views**  
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`1"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`5" x 4`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>5`6" x 10`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 10`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 10`2"</b>	<b>Foyer</b>	<b>Main</b>	<b>4`1" x 4`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`9" x 8`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`0" x 3`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`8" x 17`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`9" x 10`9"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`5" x 7`7"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$581**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **0714034**

Remarks

Pub Rmks: **HOME SWEET HOME! Welcome to this terrific THIRD FLOOR condo situated in the sought-after NE Calgary community of Taradale offering 2 bedrooms, 2 bathrooms, a contemporary open concept layout boasting 878+ SQFT of living space, in-suite laundry, 1 ASSIGNED parking stall, a storage locker and ALL UTILITIES INCLUDED! This is a great opportunity for investors and first time home buyers alike. Once you walk in you will be amazed by how bright and spacious the unit is. The magnificently modern kitchen contains lots of storage space and counter space, a peninsula island with an eating bar and all black appliances. Additional features include the spacious living room drenched in natural sunlight with access to the large balcony to enjoy your stunning views, master retreat with a wonderful 4 piece ensuite bathroom and a walk-through closet perfect for all your needs, additional generous sized bedroom and an elegant 4 piece bathroom. An in-suite laundry room with ample storage space completes this unit. This well-maintained building includes one assigned parking stall, storage locker and visitor parking. Close to all desirable amenities in the area including shopping, schools, parks, public transportation, major roadways and more. You do not want to miss out on this opportunity, book your private viewing of this GEM today!**

Inclusions:  
Property Listed By: **N/A**  
**Century 21 Bamber Realty LTD.**

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











1310-1140 Taradale Dr NE, Calgary, AB

Main Floor Interior Area 878.65 sq ft



0 3 6 ft

PREPARED: 2024/11/05



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