



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1140 TARADALE Drive #1417, Calgary T3J 0G1**

MLS® #: **A2179398**

Area: **Taradale**

Listing Date: **11/14/24**

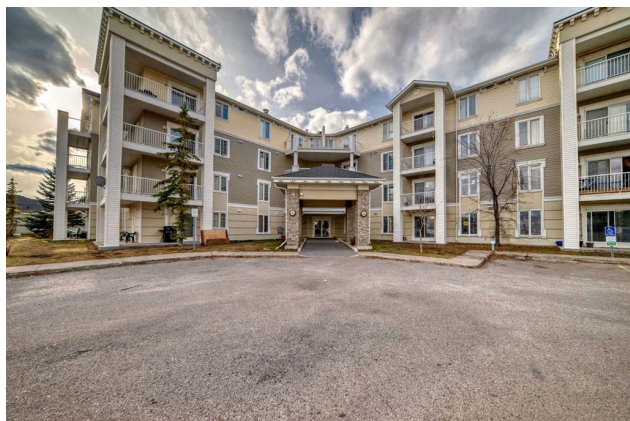
List Price: **\$299,888**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 22-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:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **882**

Low Sqft:

Ttl Sqft: **882**

DOM

**37**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

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

Parking

Ttl Park: **1**

Garage Sz: **0**

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Playground,Storage**

Construction:

**Brick,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**

Int Feat:

**Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Storage,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`10" x 9`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 9`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`3" x 16`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`9" x 6`0"</b>
<b>Entrance</b>	<b>Main</b>	<b>4`5" x 4`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 12`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 11`8"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`9" x 4`5"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 8`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 4`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>10`5" x 5`6"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$581**

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

Zoning:  
**M-2**

Legal Desc: **0714034**

Remarks

Pub Rmks: **~Experience the allure of Taradale's premier community with this stunning two-bedroom condominium. NEWLY RENOVATED, it showcases two full bathrooms and a designated parking stall. Interior features include fresh carpeting, vinyl plank flooring, quartz countertops, under-mount sinks, faucets, and quartz vanities, complemented by modern lighting. Conveniently situated near shopping, schools, transit, LRT, and parks, this south-facing residence boasts an open & Brighter floor plan with spacious bedrooms and ample natural light. The expansive living room seamlessly flows into a generous dining area, while the kitchen showcases contemporary cabinetry. The SOUTH FACING balcony invites relaxation and outdoor entertaining. Schedule a private viewing at your convenience.**

Inclusions:  
Property Listed By: **N/A  
Real Estate Professionals Inc.**

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

