



THE
A-TEAM

**RE/MAX
FIRST**

1140 TARADALE Drive #1415, Calgary T3J 0G1

MLS® #: **A2180187**

Area: **Taradale**

Listing Date: **11/20/24**

List Price: **\$309,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 07-Jan**

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

62
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Stall

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Playground**

Construction:

Concrete,Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Walk-In Closet(s)

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|----------------------|--------------------------|--------------|-----------------------|
| Living Room | Main | 17`7" x 17`2" | Kitchen | Main | 8`7" x 8`4" |
| Dining Room | Main | 8`11" x 10`6" | Bedroom - Primary | Main | 12`9" x 10`11" |
| Bedroom | Main | 12`8" x 10`6" | 4pc Bathroom | Main | 4`11" x 8`1" |
| 4pc Ensuite bath | Main | 8`7" x 4`11" | | | |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$581

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 0714034

Remarks

Pub Rmks: **Come discover this charming top unit professionally renovated in the well-established community of Taradale NE. This unit is move in ready for you and your family. This top unit home face North accented with large windows that flood the house with lots of natural light. Enjoy an exceptional indoor / outdoor life in a home whose every detail reflects a cozy home atmosphere. Simplicity and is enhanced by a balance of function, space and light, wide open rooms, luxury vinyl plank flooring and soaring high ceilings. Enjoy the modern shiny glass kitchen with stainless steel appliances, glassy subway tile backsplash, quartz countertop and customized stone wok. This unit features two spacious bedrooms, the master bedroom features a 4pc ensuite and walk-in closet. Additional features include another full bathroom, convenient in-suite laundry, storage, and an assigned parking stall. The open floor plan showcases a spacious living room with large windows that flood the space with natural light. This beautifully designed unit also features a high ceiling, a private balcony, perfect for outdoor relaxation. The community hub offers a wide range of amenities, including local convenient ethnic shopping, parks, school, and LRT. Nearby services include Superstore, Costco, and Cross-Iron Mills Mall and airport.**

Inclusions: **N/A**
Property Listed By: **First Place Realty**

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





