



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1140 TARADALE Drive #1118, Calgary T3G 0G1**

MLS® #: **A2184490**

Area: **Taradale**

Listing Date: **12/24/24**

List Price: **\$323,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **Stall**

Finished Floor Area

Abv Sqft: **910**  
Low Sqft:  
Ttl Sqft: **910**

DOM

**29**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**  
Int Feat: **High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`9" x 12`9"	Living Room	Main	15`2" x 18`0"
Bedroom	Main	10`6" x 12`7"	4pc Ensuite bath	Main	4`11" x 8`6"
4pc Bathroom	Main	4`11" x 7`11"			

Legal/Tax/Financial

Condo Fee:  
**\$581**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-2 D86**

Monthly

Legal Desc: 0714034

Remarks

Pub Rmks: **Discover the perfect blend of comfort and convenience in this beautiful main-floor condo. Featuring 2 spacious bedrooms, 2 full bathrooms, and 9-ft ceilings, this home offers a bright, open floor plan that is both functional and inviting. The primary bedroom boasts a walk-in closet and a 4-piece ensuite, while the second bedroom is ideal for guests, family, or a home office. Enjoy the ease of in-suite laundry with a stackable washer/dryer for your convenience. Step outside through the sliding doors onto your concrete patio, perfect for BBQs and offering direct access for your pet. The unit includes an assigned surface parking spot and a separate storage unit. Visitors will appreciate the ample guest parking available in the building. Located within walking distance of the lake, schools, shopping, bus stops, and just a short distance from the train station, this condo offers unparalleled accessibility. Condo fees cover all utilities, including electricity, ensuring worry-free living. Call today for more information or to book your private showing!**

Inclusions: N/A  
Property Listed By: eXp Realty

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





