

**1140 TARADALE Drive #1113, Calgary T3J0G1**

MLS® #: **A2186740** Area: **Taradale** Listing Date: **01/11/25** List Price: **\$315,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 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: **879**  
 Low Sqft:  
 Ttl Sqft: **879**

DOM

**10**  
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: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Garden,Lighting,Playground,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

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

Legal/Tax/Financial

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

Monthly

Legal Desc:

0714034

Remarks

Pub Rmks:

**Welcome to one of the most sought-after communities in the northeast! This highly anticipated main-floor condo unit is ready to impress with its modern upgrades and thoughtful design. Step inside to discover brand-new luxury vinyl plank flooring, fresh paint, and recently updated features like new toilet seats. The open-concept layout greets you with a spacious living room, dining area, and an elegant kitchen featuring ample cupboard space and durable laminate countertops. This unit offers two generously sized bedrooms and two full bathrooms, ensuring comfort and privacy. The primary bedroom features a large walk-in closet and a private ensuite with a four-piece bathroom. Enjoy the convenience of in-unit laundry, saving you time for what matters most. Additional perks include an assigned parking space and a designated storage room, keeping your home organized and clutter-free. Natural light fills the space, creating a warm and inviting atmosphere. Plus, the all-inclusive condo fees cover insurance and all utilities, providing you with worry-free living. Why rent when you can own this stunning, move-in-ready home? Call your favorite Realtor to book your showing today and take the first step towards homeownership!**

Inclusions:

N/A

Property Listed By:

**Diamond Realty & Associates LTD.**

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









