



THE
A-TEAM

**RE/MAX
FIRST**

1140 TARADALE Drive #2204, Calgary T3J 0G1

MLS® #: **A2188528**

Area: **Taradale**

Listing Date: **01/17/25**

List Price: **\$279,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **810**
Low Sqft:
Ttl Sqft: **810**

DOM

15
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Additional Parking,Covered,Heated Garage,Secured,Titled,Underground

Utilities and Features

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

Construction: **Composite Siding,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Closet Organizers,Elevator,No Animal Home,No Smoking Home,Storage,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>
4pc Bathroom	Main	4' 11" x 7' 6"	Bedroom	Main	12' 9" x 9' 11"
Kitchen	Main	8' 5" x 8' 10"	Living Room	Main	17' 9" x 15' 5"
Bedroom - Primary	Main	12' 9" x 10' 2"	4pc Ensuite bath	Main	8' 6" x 4' 11"
Dining Room	Main	8' 8" x 8' 7"			

Legal/Tax/Financial

Condo Fee:
\$581

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **0714034**

Remarks

Pub Rmks: **FRESH RENOVATION | CONVENIENT LOCATION | UNDERGROUND HEATED TITLED PARKING | LIGHT & BRIGHT | 2 BED & 2 BATH | CONDO FEE COVERS ALL UTILITIES including heat & electricity. Welcome to this stunning 2-bedroom, 2-bathroom condo nestled on the second floor of a well-maintained complex in the vibrant community of Taradale. Freshly painted. Boasting a spacious layout and windows that flood the space with natural light, this home offers both comfort and style. The modern kitchen features stainless steel appliances, ample counter space, and a neutral color palette that complements any decor. The primary bedroom is a true retreat, complete with a 4-piece ensuite and a walk-in closet, while the second bedroom and additional bathroom provide flexibility for guests or family. Enjoy the convenience of in-unit laundry and unwind on the private balcony, perfect for morning coffee or evening relaxation. This unit also includes additional storage and titled underground parking in a heated garage, making winters a breeze. Ideally located near The Genesis Centre, grocery stores, restaurants, medical clinics, parks, and public transit, including bus stops and the Saddletown LRT station, this condo also offers quick access to Stoney Trail and 80 Avenue for easy commuting. Combining modern living with an unbeatable location, this is the perfect home for first-time buyers, downsizers, or savvy investors. Don't miss out—book your showing today!**

Inclusions: **window coverings**
Property Listed By: **Real Broker**

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







