



THE
A-TEAM

**RE/MAX
FIRST**

1140 TARADALE Drive #1122, Calgary T3J 0G1

MLS® #: **A2197225**

Area: **Taradale**

Listing Date: **02/27/25**

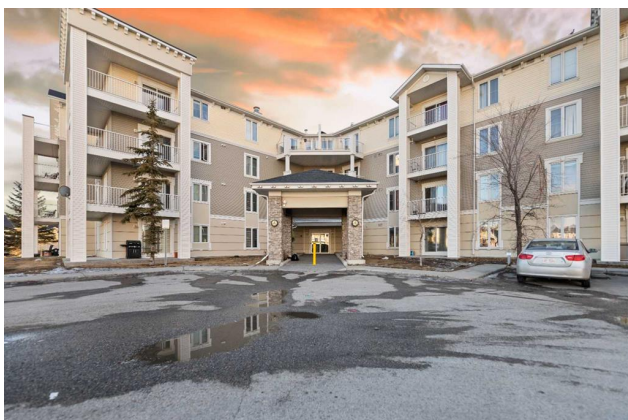
List Price: **\$320,000**

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:

Finished Floor Area

Abv Sqft: **879**
Low Sqft:
Ttl Sqft: **879**

DOM

0

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Lighting,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	11`2" x 14`2"
Bedroom	Main	13`0" x 9`11"
Living/Dining Room Combination	Main	15`9" x 5`4"
Kitchen	Main	10`4" x 8`2"

Room	Level	Dimensions
4pc Ensuite bath	Main	7`10" x 4`11"
4pc Bathroom	Main	8`3" x 5`0"
Living/Dining Room Combination	Main	16`11" x 14`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$564

Fee Simple
Fee Freq:
Monthly

M-2

Legal Desc: 0714034

Remarks

Pub Rmks: ****CORNER/END UNIT on MAIN FLOOR with only 1 common wall at PRIME LOCATION**.This unit is having 2 bedrooms & 2 full baths. Master bedroom has 4-piece ensuite bathroom & 2 closets. Designated in-unit laundry space-a breeze! Modern & functional kitchen with ample cabinets leads to living/dinning area. An inviting living room layout with patio door stepping out to assigned parking stall right in front for everyday convenience & ease -also serves as a ****Separate Private Entrance/Exit**** to unit & to enjoy outdoors. Main entrance leads to hallway & easy access to stairwell & exit door. ****Extra storage unit**** with good capacity right on main floor as shown in photo. Condo fee includes all utilities. Apartment amenities include ****bicycle storage & free of cost main floor party/recreational room**** for 20 people(need booking in advance).Walking distance to shopping plaza, neighborhood park, medical clinics, gas station, LRT/public transportation, schools & much more-making it an ideal place waiting for you to step into! **** Great home & investment property******

Inclusions:
Property Listed By: N/A
Royal LePage METRO

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



