



THE
A-TEAM

**RE/MAX
FIRST**

1140 TARADALE Drive #1412, Calgary T3J 0G1

MLS® #: **A2204744**

Area: **Taradale**

Listing Date: **03/22/25**

List Price: **\$299,900**

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: **880**
Low Sqft:
Ttl Sqft: **880**

DOM

14
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	12`8" x 10`6"	Bedroom - Primary	Main	12`10" x 11`3"
4pc Ensuite bath	Main	8`5" x 4`11"	4pc Bathroom	Main	4`11" x 8`1"
Dining Room	Main	6`6" x 17`2"	Kitchen	Main	9`8" x 18`11"
Living Room	Main	10`2" x 11`3"			

Legal/Tax/Financial

Condo Fee:
\$580

Title:
Fee Simple

Zoning:
M-2

Legal Desc:

0714034

Fee Freq:
Monthly

Remarks

Pub Rmks:

Location!Location! Location! Attention Investors and First-time Buyers! Fully RENOVATED!This is an ideal unit for an Investor with Positive Rental Cash Flow or a First Time home buyer. The all-inclusive Condo fee includes Insurance, Electricity, Heat, Water/Sewer, Snow removal, landscaping & building maintenance. With two good-sized bedrooms and two 3-piece bathrooms, this condo offers a GREAT layout. The spacious primary bedroom features a walk-through closet and 3 piece ensuite. The In-suite laundry includes the washer & dryer. This unit is located on the third level with MOUNTAIN VIEW. New washer/dryer, counter top, lights. Close to playground, schools, only minutes to Genesis Center, Saddleridge Circle, Savanna Bazar, LRT Station, Stoney Trail and MORE. Ready for immediate possession. Don't miss this opportunity; call today!

Inclusions:

N/A

Property Listed By:

eXp Realty

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



