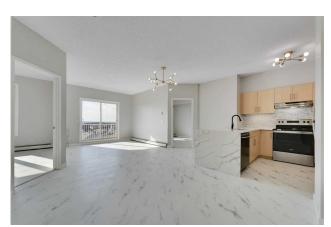


## 1140 TARADALE Drive #1412, Calgary T3J 0G1

Listing A2204744 03/22/25 List Price: **\$299,900** MLS®#: Area: Taradale

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential Sub Type: **Apartment** City/Town: Calgary

Year Built: Lot Information Lot Sz Ar:

Lot Shape:

2007

Abv Saft: Low Sqft:

Finished Floor Area

Ttl Sqft: 880

880

DOM

14 <u>Layout</u>

2 (2) Beds: 2.0 (2 0) Baths:

**Apartment-Single** Style:

**Level Unit** 

**Parking** 

Ttl Park: 1

Garage Sz:

Access: Lot Feat:

Park Feat: Stall

## Utilities and Features

Roof: Construction:

Heating: **Baseboard Vinyl Siding, Wood Frame** 

Flooring:

Vinyl Ext Feat: Balcony Water Source:

Fnd/Bsmt:

Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer Kitchen Appl:

Int Feat: **No Smoking Home** 

Main

Sewer:

**Living Room** 

Utilities:

**Room Information** 

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

Legal/Tax/Financial

Condo Fee: Title: Zoning: M-2 \$580 **Fee Simple** 

10`2" x 11`3"

Fee Freq: Monthly

Legal Desc: **0714034** 

Remarks

Pub Rmks:

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

