

**1117, 1140 Taradale Drive NE  
Calgary, Alberta**

**MLS # A2303245**



**\$310,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	881 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 581
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-2 d86
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Welcome to this renovated 2-bedroom, 2-bathroom main floor condo in Taradale NE! This bright and well-kept unit offers easy main floor living, assigned parking, extra storage, and condo fees that include all utilities, electricity, heat, water, exterior insurance, common area maintenance, and trash removal. Great location close to schools, parks, grocery stores, transit, and everyday amenities. Perfect for first-time buyers, downsizers, or investors!