

**1118, 1140 TARADALE Drive NE**  
**Calgary, Alberta**

**MLS # A2184490**



**\$323,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	2007 (17 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	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 581
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 D86
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Discover the perfect blend of comfort and convenience in this beautiful main-floor condo. Featuring 2 spacious bedrooms, 2 full bathrooms, and 9-ft ceilings, this home offers a bright, open floor plan that is both functional and inviting. The primary bedroom boasts a walk-in closet and a 4-piece ensuite, while the second bedroom is ideal for guests, family, or a home office. Enjoy the ease of in-suite laundry with a stackable washer/dryer for your convenience. Step outside through the sliding doors onto your concrete patio, perfect for BBQs and offering direct access for your pet. The unit includes an assigned surface parking spot and a separate storage unit. Visitors will appreciate the ample guest parking available in the building. Located within walking distance of the lake, schools, shopping, bus stops, and just a short distance from the train station, this condo offers unparalleled accessibility. Condo fees cover all utilities, including electricity, ensuring worry-free living. Call today for more information or to book your private showing!