

**1412, 1140 Taradale Drive NE
 Calgary, Alberta**

MLS # A2226090



\$298,900

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	880 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

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!