



**DJ Golden**  
**REAL ESTATE**

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**1101, 1140 Taradale Drive NE**  
**Calgary, Alberta**

**MLS # A2226433**



**\$289,999**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 981 sq.ft.                         | <b>Age:</b>   | 2007 (18 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>    | Central  | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Laminate, Linoleum                             | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 639  |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Wood Frame                                     | <b>Zoning:</b>    | M-2 d86 |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -       |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Vinyl Windows |                   |         |

**Inclusions:** N/A

WOW!!! PRICED FOR QUICK SALE MAIN FLOOR UNIT, 2 BEDRROM PLUS DEN,ONE OF THE LARGEST IN UNIT THE COMPLEX. MANY UPGRADES,9FT CEILING,MASTER WITH FULL EN-SUITE AND WALK-IN CLOSET,IN-SUITE STACK UP LAUNDRY,ASSIGNED PARKING STALL,SLIDING DOORS TO CONCRETE PATIO, VERY CONVEINENT LOCATION. GREAT OPPORTUNITY FOR FIRST TIME BUYERS,SENOIRS AND OR INVESTORS.CONDO FEES INCLUDES ALL UTILITIES EXCEPT PHONE AND CABLE. BOOK YOUR SHOWING NOW