

**1117, 1140 Taradale Drive NE**  
**Calgary, Alberta**
**MLS # A2251638**

**\$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 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Wood Frame, Wood Siding

**Foundation:** -

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 581

**LLD:** -

**Zoning:** M-2 d86

**Utilities:** -

**Inclusions:** n/a

Welcome to this beautifully maintained, east-facing main floor condo in the desirable community of Taradale, NE! This renovated 2-bedroom, 2-bathroom unit offers the convenience of main floor living. Inside, you'll find a bright and spacious layout that has been very well kept. The condo fees include all utilities—electricity, water, heat, exterior insurance, common area maintenance, and trash removal—making it completely hassle-free. This home also comes with an assigned parking stall and additional storage space for your convenience. Perfectly located near grocery stores, parks, schools, and public transit, this condo is ideal for first-time buyers, downsizers, or investors looking for a turn-key property.