

**102, 3 Taracove Estate Drive NE**  
**Calgary, Alberta**

**MLS # A2266461**



**\$349,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,022 sq.ft.                       | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Parking Lot, Stall       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                      |                   |         |
|--------------------|----------------------|-------------------|---------|
| <b>Heating:</b>    | Hot Water            | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Laminate             | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | -                    | <b>Condo Fee:</b> | \$ 603  |
| <b>Basement:</b>   | -                    | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Concrete, Wood Frame | <b>Zoning:</b>    | M-1 d75 |
| <b>Foundation:</b> | -                    | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Open Floorplan       |                   |         |
| <b>Inclusions:</b> | None                 |                   |         |

Investor & First-Time Home Buyer Alert! Welcome to Taradale Estates, one of the most desirable and well-managed condo complexes in the community of Taradale! This beautifully maintained 2-bedroom, 1-bathroom unit offers a perfect blend of comfort, style, and convenience &mdash; ideal for living or as a smart investment opportunity. Step inside to discover an open and bright floor plan featuring 9 ft ceilings, a modern white gourmet kitchen with quartz countertops, stainless steel appliances, and plenty of cabinetry for all your storage needs. The spacious living and dining area provides the perfect space to relax or entertain, with large windows filling the home with natural light. Both bedrooms are generously sized, complemented by a stylish full bathroom. This home comes complete with in-suite laundry and an assigned parking stall for added convenience. Enjoy the unbeatable location &mdash; walking distance to the Genesis Centre, parks, schools, shopping, restaurants, banks, and public transit (including LRT access- Saddletowne Station). With easy access to major routes and amenities, this is the perfect opportunity to own in a vibrant and growing community. Pet-friendly complex Airbnb/short-term rental permitted (ideal investment potential!) Don't miss out on this affordable luxury condo in one of NE Calgary's most sought-after locations &mdash; perfect for investors, professionals, or first-time buyers looking to get into the market! Book your Showings today!!!