

**1217, 1140 Taradale Drive NE
Calgary, Alberta**

MLS # A2238153



\$309,990

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	876 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d86
Foundation:	-	Utilities:	-
Features:	Quartz Counters, Walk-In Closet(s)		

Inclusions: shelving throughout the unit

Say hello to your modern condo retreat in the heart of Taradale — perfect for first-time buyers or investors seeking style and value. This 2 bed, 2 bath unit has been fully renovated with brand new LVP flooring, new countertops, new carpet in the bedrooms, newer appliances, and is freshly painted throughout — giving the entire space a clean, elevated look. The open-concept layout features a sleek kitchen with a sit-up breakfast bar, flowing effortlessly into the dining and living space — perfect for entertaining or relaxing. The primary suite includes a walk-through closet and a private 4-piece ensuite, while the second bedroom and bath sit on the opposite side — ideal for roommates, kids, or guests. Start your mornings on the northeast-facing balcony, soaking up natural sunlight with your coffee in hand. Plus, enjoy the convenience of in-suite laundry and a dedicated parking stall. ?? Close to parks, schools, shopping, and public transit — everything you need is just minutes away.