

**1314, 1140 taradale Drive
Calgary, Alberta**

MLS # A2240984



\$269,900

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	896 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:	\$ 581
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2 d86
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

2 BED & 2 BATH | ALL UTILITIES INCLUDED. Soaked in natural light, this 3rd-floor condo features an inviting open-concept layout. As you enter, you're welcomed by a dining area and spacious living room, with the kitchen conveniently located to the left. The kitchen offers ample counter space, an electric range, dishwasher, and plenty of cabinetry. From the living room, step out onto your private covered balcony and enjoy beautiful views. The two bedrooms are thoughtfully positioned on opposite sides for privacy. The primary suite includes a walk-through closet leading to a 4-piece ensuite. The second bedroom is generously sized, with a large window and walk-in closet, and is located next to another 4-piece bathroom—perfect for guests. Condo fees include electricity, heat, water, sewer, and garbage, offering exceptional value. This pet-friendly building features secure entry, a dog run, and a prime location near Genesis Centre, Saddletown LRT, shopping, and parks. Don't miss out—book your showing today!