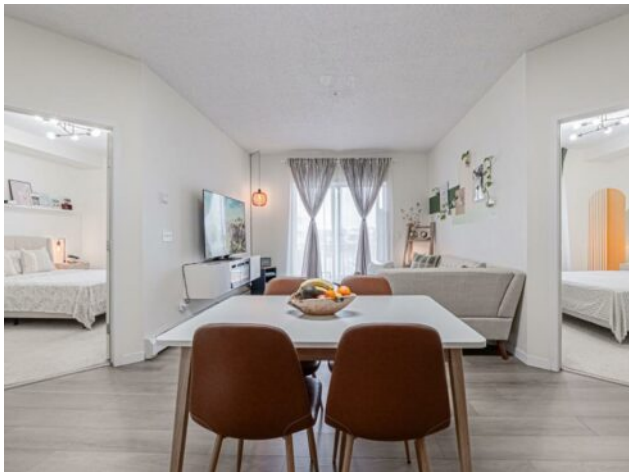



1217, 1140 Taradale Drive NE

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.