

# \$298,900 - 1412, 1140 Taradale Drive Ne, Calgary

MLS® #A2226090

**\$298,900**

2 Bedroom, 2.00 Bathroom, 880 sqft

Residential on 0.00 Acres

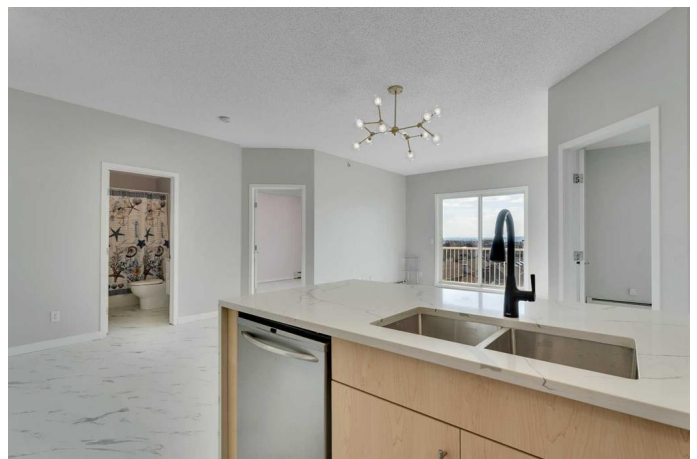
Taradale, Calgary, Alberta

Location!Location! Location! Attention Investors and First-time Buyers! Fully RENOVATED!This is an ideal unit for an Investor with Positive Rental Cash Flow or a First Time home buyer. The all-inclusive Condo fee includes Insurance, Electricity, Heat, Water/Sewer, Snow removal, landscaping & building maintenance. With two good-sized bedrooms and two 3-piece bathrooms, this condo offers a GREAT layout. The spacious primary bedroom features a walk-through closet and 3 piece ensuite. The In-suite laundry includes the washer & dryer. This unit is located on the third level with MOUNTAIN VIEW. New washer/dryer, counter top, lights. Close to playground, schools, only minutes to Genesis Center, Saddleridge Circle, Savanna Bazar, LRT Station, Stoney Trail and MORE. Ready for immediate possession. Don't miss this opportunity; call today!

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2226090  |
| Price          | \$298,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 880       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2007              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1412, 1140 Taradale Drive Ne |
| Subdivision | Taradale                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J 0G1                      |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Elevator(s), Park, Parking, Playground, Visitor Parking |
| Parking Spaces | 1                                                       |
| Parking        | Stall                                                   |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                          |
| Cooling           | Other                                                                              |
| # of Stories      | 4                                                                                  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 71             |
| Zoning         | M-2            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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