

# \$274,900 - 1404, 1140 Taradale Drive Ne, Calgary

MLS® #A2245184

**\$274,900**

2 Bedroom, 2.00 Bathroom, 805 sqft

Residential on 0.00 Acres

Taradale, Calgary, Alberta

**\*\*WATCH VIDEO\*\* TOP FLOOR UNIT! ALL UTILITIES & TWO PARKING STALLS INCLUDED! WELL LOCATED:** steps from Tim Horton's 80 Ave Plaza & Pond, walking distance to Saddletowne Circle (Train Station, bus stop, stores, restaurants, medical & dental, banks, & more), Public Elementary School, Middle School, Catholic School, & Genesis Recreation Centre. This is the one you've been waiting for! With 2 generous bedrooms, 2 full bathrooms, and open living room, this home offers space, style, and flexibility for modern living. Soaked in natural light, the open concept design flows beautifully, while the top floor balcony provides the perfect spot to relax and take in the panoramic views. Inside, you'll find a clean, contemporary space that has renovated kitchen countertops (quartz), and **METICULOUSLY MAINTAINED**, just move in and enjoy. Also, the unit is flooded with natural light being South-facing. Tucked in a well managed building near a tranquil lake/pond, this home also features in-suite laundry for ultimate convenience. Stylish, spacious, and in an unbeatable location. This is condo living at its finest. Don't miss your chance to own one of the best units in the complex, **CALL TODAY!**

Built in 2007

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2245184          |
| Price          | \$274,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 805               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1404, 1140 Taradale Drive Ne |
| Subdivision | Taradale                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J 0G1                      |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 2           |
| Parking        | Stall       |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                               |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer<br>Stacked |
| Heating           | Baseboard                                                                     |
| Cooling           | None                                                                          |
| # of Stories      | 4                                                                             |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 6                |
| Zoning         | M-2 d86          |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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