



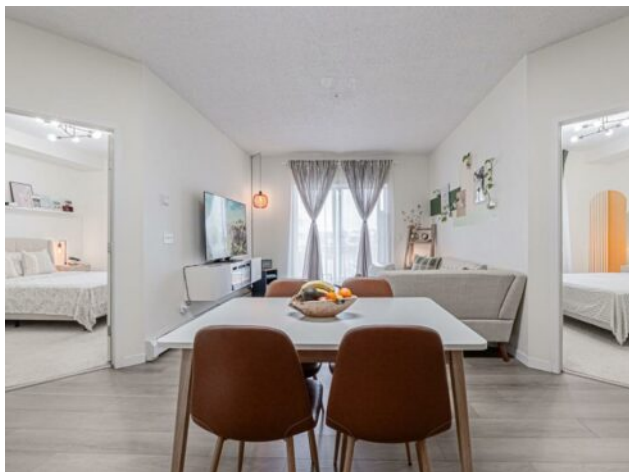
DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

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.