



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2415, 1140 Taradale Drive NE
Calgary, Alberta

MLS # A2331103



\$234,900

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	880 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 623
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d86
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, High Ceilings, Open Floorplan		

Inclusions: N/A

TOP FLOOR CONDO | ALL UTILITIES INCLUDED | 2 BEDROOMS | 2 BATHROOMS | ONE HEATED UNDERGROUND PARKING. Enjoy exceptional value in this bright and spacious top-floor condo with all utilities INCLUDED. This well-designed 2-bedroom, 2-bathroom home features an open-concept layout with an east-facing balcony, perfect for enjoying your morning coffee in the sunshine. The convenience of in-suite laundry adds to the home's everyday comfort. The generous primary bedroom offers a walk-through closet leading to a private 4-piece ensuite, while the second bedroom is ideal for guests, roommates, or a home office. The open living, dining, and kitchen area provides a welcoming space for both relaxing and entertaining. Ideally located close to shopping, restaurants, parks, and everyday amenities, this move-in-ready top-floor unit offers comfort, convenience, and outstanding value. Don't miss this fantastic opportunity—book your private showing today!