

# \$269,999 - 2306, 1140 Taradale Drive Ne, Calgary

MLS® #A2202385

**\$269,999**

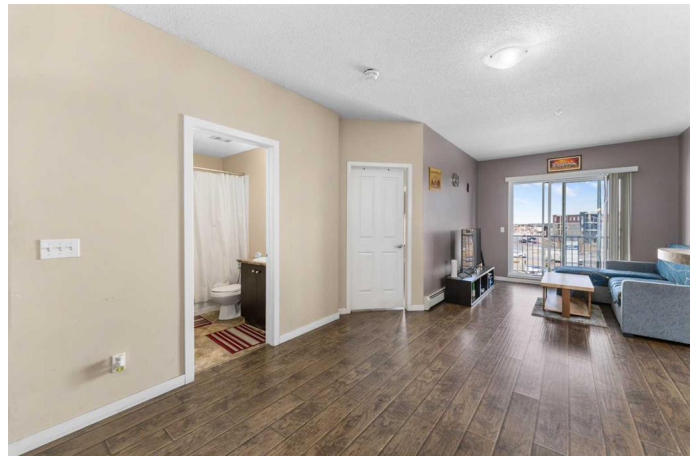
2 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.00 Acres

Taradale, Calgary, Alberta

Welcome to a very CONVENIENT LOCATION | UNDERGROUND HEATED TITLED PARKING & SECOND ASSIGNED PARKING AT GROUND LEVEL| LIGHT & BRIGHT | 2 BED & 2 BATH | CONDO FEE COVERS ALL UTILITIES | including heat , water & electricity | NEAR TO TED HARRISON SCHOOL & TARADALE SCHOOL| This stunning 2-bedroom, 2-bathroom condo nestled on the third floor of a well-maintained complex in the vibrant & lively community of Taradale.

Boasting a spacious layout and windows that flood the space with natural light, this home offers both comfort and style. The modern kitchen features include appliances & ample counter space. The primary bedroom is a true retreat, complete with a 3-piece ensuite and a walk-in closet, while the second bedroom and additional bathroom provide flexibility for guests or family. Enjoy the convenience of in-unit laundry and unwind on the private balcony, perfect for morning coffee or evening relaxation. This unit also includes additional assigned storage at the same level making extra space for storing excess household stuff. Walking distance to Grocery Store, Restaurants, Medical Clinic, Lakeside walking path makes it super enjoyable location. Ideally near to Renowned The Genesis Centre (Recreation Centre), NELSON Mandela High School, bus stops and the Saddletown LRT station, this condo also offers quick access to recreation and daily commute. Combining modern living with an unbeatable location, this



is the perfect home for first-time buyers, downsizers, or savvy investors. Don't miss out—book your showing today!

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2202385          |
| Price          | \$269,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 824               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2306, 1140 Taradale Drive Ne |
| Subdivision | Taradale                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J 0G1                      |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Garbage Chute, Park, Parking, Party Room, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Assigned, Parkade, Titled, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Storage  |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard   |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 4    |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 15               |
| Zoning         | M-2              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.