

# \$264,999 - 2406, 1140 Taradale Drive Ne, Calgary

MLS® #A2189477

**\$264,999**

2 Bedroom, 2.00 Bathroom, 811 sqft

Residential on 0.00 Acres

Taradale, Calgary, Alberta

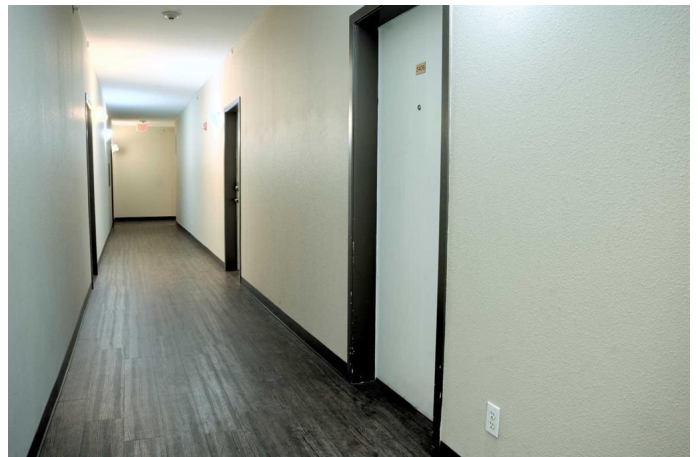
CONVENIENT LOCATION | TOP-FLOOR  
UNIT WITH PARK VIEWS | UNDERGROUND  
HEATED TITLED PARKING | 2 BED, 2 BATH  
| ALL UTILITIES INCLUDED

Welcome to this bright and spacious vacant top-floor condo that's ready for immediate possession, offering serene park views from your private balcony. This well-maintained unit features a modern open-concept layout with a generous living and dining area, stainless steel appliances, and ample storage throughout. With 2 bedrooms and 2 full bathrooms, it's perfect for professionals, small families, or those looking to downsize without compromise. Enjoy the comfort and security of underground heated titled parking, a separate storage unit, and the convenience of all utilities included—all in a prime location close to parks, transit, and amenities.

Ideally situated near bus stops, C-Train stations, shopping plazas, schools, banks, the Genesis Centre, and the airport, this home offers unbeatable convenience. With condo fees covering all utilities, including heat and electricity, this is a rare find at an incredible value. Don't miss out—click the link for a virtual tour today!

Built in 2007

## Essential Information



MLS® #	A2189477
Price	\$264,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	811
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	2406, 1140 Taradale Drive Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0G1

### Amenities

Amenities	None
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Concrete, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	January 22nd, 2025
Days on Market	97
Zoning	M-2 d86

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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