

# \$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

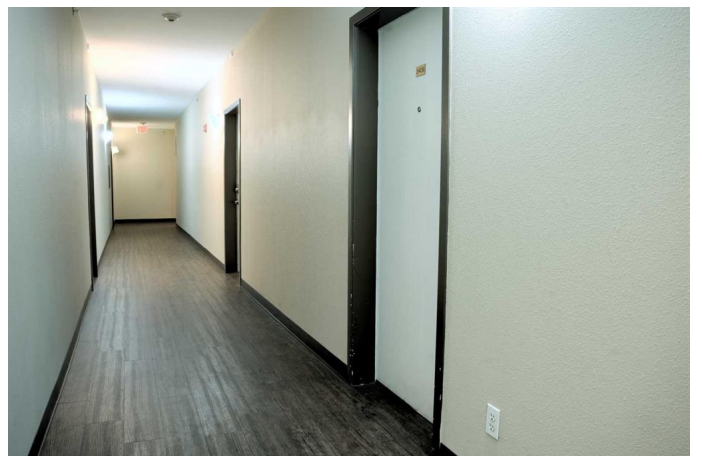
CONVENIENT LOCATION | TOP-FLOOR  
UNIT WITH PARK VIEWS | UNDERGROUND  
HEATED TITLED PARKING | 2 BED, 2 BATH  
| ALL UTILITIES INCLUDED

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 | 72                 |
| Zoning         | M-2 d86            |

### **Listing Details**

Listing Office            Real Estate Professionals Inc.

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