

# \$269,900 - 1314, 1140 Taradale Drive, Calgary

MLS® #A2240984

**\$269,900**

2 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.00 Acres

Taradale, Calgary, Alberta

**2 BED & 2 BATH | ALL UTILITIES INCLUDED.**

Soaked in natural light, this 3rd-floor condo features an inviting open-concept layout. As you enter, you're welcomed by a dining area and spacious living room, with the kitchen conveniently located to the left. The kitchen offers ample counter space, an electric range, dishwasher, and plenty of cabinetry. From the living room, step out onto your private covered balcony and enjoy beautiful views.

The two bedrooms are thoughtfully positioned on opposite sides for privacy. The primary suite includes a walk-through closet leading to a 4-piece ensuite. The second bedroom is generously sized, with a large window and walk-in closet, and is located next to another 4-piece bathroom—perfect for guests.

Condo fees include electricity, heat, water, sewer, and garbage, offering exceptional value. This pet-friendly building features secure entry, a dog run, and a prime location near Genesis Centre, Saddletown LRT, shopping, and parks. Don't miss out—book your showing today!

Built in 2007

## Essential Information

MLS® #                      A2240984

Price                         \$269,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 896               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1314, 1140 Taradale Drive |
| Subdivision | Taradale                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 0G1                   |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Elevator(s), Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                              |
| Parking        | Stall                                          |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home        |
| Appliances        | Electric Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                              |
| Cooling           | None                                                   |
| # of Stories      | 4                                                      |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 9                |
| Zoning         | M-2 d86          |

**Listing Details**

Listing Office            Amovista

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