

\$235,000 - 1320, 1140 Taradale Drive Ne, Calgary

MLS® #A2134900

\$235,000

1 Bedroom, 1.00 Bathroom, 618 sqft

Residential on 0.00 Acres

Taradale, Calgary, Alberta

BACK TO MARKET DUE TO FINANCING. ROCKY MOUNTAIN VIEWS!!! INVESTOR ALERT!!! FIRST TIME HOME BUYER ALERT!! 3rd Floor unit with 1 bedroom and 1 bathroom. This unit has been steadily rented out since 2011 and provides a hassle free landlord experience with low cost to enter the Real Estate Investor world. First time home buyers, STOP paying rent and start earning equity with your own apartment. 5% Down payment equates to ONLY \$11,750!! Work permit holders may qualify to purchase. Condo fees cover your heat, hot water, electricity, maintenance, insurance, and snow removal. RECENTLY RENOVATED: new carpet throughout the entire unit; recently painted; new interior doors; quartz countertop in bathroom with under mount sink and new tap; glass shower doors; new toilet; replaced fridge, stove, dishwasher and hood fan. The open concept, and spacious layout is far from feeling cramped in an apartment. There is a very spacious kitchen with loads of cabinet space. There is conveniently an in-suite laundry, and a walk in entry closet that provides tons of storage space right in the unit.

As well as a secure storage locker on the same floor. Whether you are looking to enter Calgary's real estate market or looking for an affordable rental property this is at the lowest price point in the North East. The location offers easy transit options with bus stops at the door step and the SaddleTown C-train station just a short walk. Conveniently located



near all ammenities, banks (TD, Royal, Scotia, ATB) grocery stores (CHALO FreshCo, Fruiticana, and Mega Sanjha Punjab), Genesis Centre, medical clinics and a shopping complex right next door with a Gas station and Tim Hortons. With Airport Trail and Stoney Trail nearby it allows for easy commutes to other areas of the city. Located in a secure neighborhood with parks, walking/bike paths, ponds.

Built in 2007

Essential Information

MLS® #	A2134900
Price	\$235,000
Sold Price	\$224,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	618
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1320, 1140 Taradale Drive Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0G1

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1

Parking	Stall
Interior	
Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior	
Exterior Features	Balcony
Construction	Wood Frame

Additional Information	
Date Listed	May 24th, 2024
Date Sold	July 10th, 2024
Days on Market	47
Zoning	M-2 d86
HOA Fees	0.00

Listing Details	
Listing Office	RE/MAX Complete Realty

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