

2303, 333 Taravista Drive NE  
Calgary, Alberta

MLS # A2241441



## \$299,900

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Taradale                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 788 sq.ft.                         | Age:   | 2008 (17 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                 |            |         |
|-------------|---------------------------------|------------|---------|
| Heating:    | Baseboard                       | Water:     | -       |
| Floors:     | Vinyl Plank                     | Sewer:     | -       |
| Roof:       | -                               | Condo Fee: | \$ 555  |
| Basement:   | -                               | LLD:       | -       |
| Exterior:   | Vinyl Siding                    | Zoning:    | M-2 d86 |
| Foundation: | -                               | Utilities: | -       |
| Features:   | No Animal Home, No Smoking Home |            |         |

Inclusions: n/a

**INVESTORS OR FIRST TIME HOME-BUYERS ALERT | 2 BEDS & 1 BATHS | CORNER UNIT | PARKING STALL | FURNITURE INCLUDED** | Presenting an exceptional opportunity for both savvy investors and first-time homebuyers seeking an affordable yet strategic entry into the real estate market. This unit offers remarkable value without compromise—whether you're looking to grow your investment portfolio or establish roots in a vibrant, family-friendly community. Welcome to this one-of-a-kind corner unit, ideally situated in the heart of Taradale, one of the most family-friendly and amenity-rich communities of Taradale. This stunning 2-bedroom, 1-bathroom unit features a bright and open-concept layout, perfect for comfortable living and effortless entertaining. The well-appointed kitchen offers ample cabinetry and seamlessly flows into the adjacent dining area, creating a functional space for everyday meals and gatherings. Just beyond the dining area, the spacious living room is bathed in natural light, providing a warm and inviting atmosphere, ideal for relaxing evenings or hosting larger family get-togethers. The unit offers two generously sized bedrooms, including a comfortable primary bedroom with easy access to the well-appointed family bathroom—perfect for everyday convenience and privacy. Step outside to your private balcony, an ideal space to soak up the sun, enjoy your morning coffee or unwind after a long day while taking in the fresh air and outdoor ambiance. Not to be overlooked, this unit also includes an assigned parking stall to meet your everyday parking needs, along with a dedicated storage locker for added convenience and organization. This is truly a fantastic opportunity—whether you're a first-time homebuyer, investor, or simply looking for exceptional value in a thriving community. Easy to show—book your private viewing

today!