

1411, 333 Taravista Drive NE  
Calgary, Alberta

MLS # A2284431



# \$195,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 634 sq.ft.                         | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                 |                   |         |
|--------------------|-----------------------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Baseboard                                                       | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Ceramic Tile, Laminate                                          | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | -                                                               | <b>Condo Fee:</b> | \$ 460  |
| <b>Basement:</b>   | -                                                               | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                        | <b>Zoning:</b>    | M-2 d86 |
| <b>Foundation:</b> | -                                                               | <b>Utilities:</b> | -       |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home, Quartz Counters |                   |         |

**Inclusions:** N/A

Move-in ready and showing excellent, this renovated top-floor unit is located in a secure building with elevator access and offers low condo fees that include all utilities. The open-concept layout features a spacious living room and kitchen, with sliding patio doors leading to a good-sized, southwest-facing covered balcony—ideal for relaxing or entertaining. The unit includes a large bedroom, in-suite laundry with a 2025 washer and dryer, assigned surface parking, and the added benefit of no unit below. Conveniently situated close to bus routes, schools, shopping, LRT, and the Genesis Centre. Very easy to show and a must-see property.