



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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1108, 333 Taravista Drive NE  
Calgary, Alberta

MLS # A2263290



**\$304,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Taradale                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 918 sq.ft.                         | Age:   | 2008 (17 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                |
|-------------|----------------------------------------------------------------|
| Heating:    | Baseboard                                                      |
| Floors:     | Laminate                                                       |
| Roof:       | -                                                              |
| Basement:   | -                                                              |
| Exterior:   | Vinyl Siding                                                   |
| Foundation: | -                                                              |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows |

|            |         |
|------------|---------|
| Water:     | -       |
| Sewer:     | -       |
| Condo Fee: | \$ 663  |
| LLD:       | -       |
| Zoning:    | M-2 d86 |
| Utilities: | -       |

Inclusions: n/a

INVESTORS OR FIRST TIME HOME-BUYERS ALERT | MAIN FLOOR CORNER UNIT | 2 BEDS & 2 BATHS | NEW FLOORING| FRESH PAINT ALL AROUND | UNDERGROUND PARKING STALL | An exceptional opportunity awaits both savvy investors and first-time homebuyers looking for an affordable yet strategic entry into the real estate market. This unit delivers exceptional value without compromise, perfect for growing your investment portfolio or planting roots in a vibrant and family-friendly community. Welcome to this beautifully upgraded unit ideally located in the heart of Taradale, one of the most family-friendly and amenity-rich communities in the area. This stunning 2 BEDS AND 2 BATHS CORNER AND MAIN FLOOR unit boasts a bright and open-concept layout, perfect for comfortable living and effortless entertaining. The well-appointed kitchen featuring kitchen island and ample cabinetry, seamlessly flows into the adjacent dining area creating a functional and inviting space for everyday meals and gatherings. Just beyond the dining area, the spacious living room is bathed in natural light creating a warm and inviting atmosphere, perfect for relaxing evenings or hosting larger family gatherings. Convenient access to the outdoors through the balcony door, an ideal spot to soak up the sun, enjoy your morning coffee or unwind after a long day while taking in the fresh air and outdoor ambiance. Also, it enhances mobility and provides easy and direct off-street parking access. The unit features new flooring and fresh paint throughout, offering a comfortable primary bedroom complete with a walk-in closet and private ensuite. A second generously sized bedroom and a full bathroom add to the home's everyday convenience and privacy. Not to be overlooked, this unit also includes an UNDERGROUND parking stall to meet your everyday 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, an investor or simply seeking exceptional value in a thriving community. Easy to show—book your private viewing today!