



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1108, 333 taravista Drive NE
Calgary, Alberta

MLS # A2319053



\$249,900

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	918 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 663
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2 d86
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: n/a

*** PRICE REDUCED TO \$249,900 ***

MAIN FLOOR CORNER UNIT SPACIOUS 2 BED + 2 BATH MODERN UPDATES THROUGHOUT TITLED UNDERGROUND PARKING PERFECT FOR FIRST-TIME BUYERS OR INVESTORS An incredible opportunity awaits investors and first-time home buyers looking for a great value in a well-established and family-friendly community. This beautifully updated main-floor corner unit offers comfort, convenience, and affordability all in one package. Step inside to discover a bright and spacious open-concept layout designed for modern living. The functional kitchen features ample cabinetry, a convenient island, and plenty of counter space, seamlessly connecting to the dining area and inviting living room perfect for entertaining guests or enjoying everyday family life. Large windows throughout the unit fill the space with natural light, while direct access to the outdoor patio provides the perfect spot to enjoy your morning coffee, unwind after a long day, or conveniently access the unit from outside. Recent upgrades include brand-new flooring and fresh paint throughout, creating a clean and contemporary feel. The spacious primary bedroom offers a walk-in closet and private ensuite bathroom, while the second bedroom and additional full bathroom provide flexibility for families, guests, roommates, or a home office setup. To complete the package, this home includes a titled underground parking stall and a dedicated storage locker, providing both security and extra storage space. Enjoy the perfect location with unobstructed park views and direct access to public transit just steps from your front door. Located in the heart of Taradale, close to schools, parks, shopping, public transit, and all major amenities, this property presents an outstanding

opportunity for homeowners and investors alike. Don't miss your chance to own this move-in-ready home book your private showing today!