

**1310, 333 Taravista Drive NE  
Calgary, Alberta**

**MLS # A2179860**



**\$279,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 882 sq.ft.                         | <b>Age:</b>   | 2008 (16 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Electric, Forced Air                                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 632 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s) |                   |        |

**Inclusions:** None

Do you want to own your place walking distance to Groceries, Tim Hortons, Transit, Schools, Drs, Pharmacy & Schools!? Do you want to watch the kids as you sip on your coffee or chai soaking in the sun from your own private Balcony overlooking GREEN SPACE & the kids' PARK! BUS STOP! Well, the wait is over. Welcome to this 3rd FLOOR, 2 BEDROOMS!, 2 BATHROOMS!, 1 UNDERGROUND PARKING (Stall#1), VISITOR PARKING!, STREET PARKING! The Unit has 9 FEET CEILINGS!, EXTRA STORAGE! (#45) STAINLESS STEEL APPLIANCES! and YES, YES! ALL UTILITIES, that is right ALL UTILITIES INCLUDED In your condo fees! This is a large OPEN CONCEPT unit and the NATURAL LIGHT from the TALL WINDOWS proves it all. The MASTER BEDROOM has its own 4 PIECE ENSUITE! and another 4 PIECE BATHROOM for your guests. The KITCHEN has ample cabinet and counter space! Own to live in or rent it out! Your wait is over, welcome to your SWEET HOME! & SWEET INVESTMENT!