



THE
A-TEAM

**RE/MAX
FIRST**

333 TARAVIDA Drive #2108, Calgary T3J 0H4

MLS® #: **A2124119**

Area: **Taradale**

Listing Date: **04/20/24**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **920**
Low Sqft:
Ttl Sqft: **920**

DOM

29

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard, Hot Water**
Sewer:
Ext Feat: **Lighting, Rain Gutters**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Closet Organizers, High Ceilings, Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`4" x 5`0"	4pc Ensuite bath	Main	8`0" x 5`0"
Bedroom	Main	13`8" x 9`9"	Dining Room	Main	8`5" x 17`2"
Kitchen	Main	8`10" x 14`11"	Living Room	Main	11`5" x 17`3"
Bedroom - Primary	Main	12`3" x 15`1"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$594

Fee Simple

M-2 d86

Fee Freq:

Monthly

Legal Desc:

0813248

Remarks

Pub Rmks:

2-Bedrooms | 2-Bathrooms | Main Floor Unit | Open Floor Plan | Black Appliances | In-suite Laundry | Concrete Patio | Underground Assigned Parking Stall & Storage. Welcome to your new apartment, perfect for first time home buyers or investors! The unit is 920 Sqft with an open floor plan living area that is both spacious and welcoming. The kitchen is finished with laminate countertops, ample cabinet storage, black appliances and a raised breakfast bar for seating. The living room features doors that lead to the concrete patio great for outdoor dining. This unit features in-suite laundry with a stacked washer & dryer. The primary bedroom has 2 closets and a private 4pc ensuite bathroom. The 2nd bedroom is a generous size with closet storage. The main 4pc bathroom features a tub/shower combo and single vanity with storage under the sink. There is ample visitor parking close to the entrance. Come view this unit and make it your home!

Inclusions:

N/A

Property Listed By:

RE/MAX Crown

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





