



THE
A-TEAM

**RE/MAX
FIRST**

333 TARAVIDA Drive #2114, Calgary T3J 0H4

MLS®#: **A2160781**

Area: **Taradale**

Listing Date: **08/27/24**

List Price: **\$279,999**

Status: **Active**

County: **Calgary**

Change: **-\$18k, 13-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **879**
Low Sqft:
Ttl Sqft: **879**

DOM

86
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Off Street,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Range,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Elevator,High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`7" x 12`7"	4pc Ensuite bath	Main	4`11" x 8`6"
Living Room	Main	11`9" x 10`6"	Dining Room	Main	9`1" x 13`3"
Bedroom	Main	10`3" x 11`8"	4pc Bathroom	Main	8`1" x 4`11"
Laundry	Main	3`7" x 5`11"	Kitchen	Main	10`1" x 9`3"

Legal/Tax/Financial

Condo Fee:
\$601

Title:
Fee Simple

Zoning:
M-2 d86

Fee Freq:
Monthly

Legal Desc: **0813248**

Remarks

Pub Rmks: **Charming 2-Bedroom Condo in Taradale - Perfect for a Comfortable Lifestyle** This inviting 2-bedroom, 2-bathroom condo in Taradale offers a wonderful blend of comfort and convenience. Freshly installed carpet and a new coat of paint create a cozy and welcoming atmosphere throughout the home. The condo features in-suite laundry for added convenience, and ample cabinet space in the kitchen to store all your essentials. The primary bedroom boasts a walk-through closet leading to the ensuite, while the large outdoor patio is perfect for enjoying fresh air and entertaining guests. With one designated parking stall and plenty of additional street parking for guests or a second vehicle, this condo ensures easy access and convenience. Situated in an excellent location, you'll have quick access to bus routes, shopping, schools, parks, a recreation center, the airport, and major routes like Stoney and Métis Trail, making this home ideal for individuals, couples, or small families seeking a comfortable, low-maintenance lifestyle in the heart of Taradale.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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









