



THE
A-TEAM

**RE/MAX
FIRST**

333 TARAVIDA Drive #1215, Calgary T3J 0H3

MLS®#: **A2161281** Area: **Taradale** Listing **08/29/24** List Price: **\$315,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 14-Oct** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **882**
 Low Sqft:
 Ttl Sqft: **882**

Off Street, Parkade, Underground

DOM

154
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Central, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Playground**

Construction: **Concrete, Vinyl Siding**
 Flooring: **Carpet, Tile**
 Water Source: **Drinking Water**
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Garage Control(s), Range, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **French Door, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)**
 Utilities: **Electricity Available**

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|---------------|----------------|-------|---------------|
| Entrance | Main | 4`5" x 4`2" | Laundry | Main | 3`6" x 6`0" |
| Dining Room | Main | 8`8" x 9`7" | 4pc Bathroom | Main | 4`11" x 8`1" |
| Bedroom | Main | 11`9" x 10`3" | Living Room | Main | 11`9" x 10`4" |
| Balcony | Main | 5`6" x 11`8" | Kitchen | Main | 9`8" x 9`10" |
| Bedroom - Primary | Main | 10`7" x 12`8" | Walk-In Closet | Main | 4`5" x 7`7" |
| 4pc Ensuite bath | Main | 4`11" x 8`6" | | | |

Legal/Tax/Financial

Condo Fee:
\$630

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2 d86

Legal Desc: **0813248**

Remarks

Pub Rmks: **BACK IN TO THE MARKET DUE TO FINANCIAL CONDITION, Welcome to this stunning 2-bedroom, 2-bathroom apartment, ideal for small families or roommates seeking a spacious and bright living space. This property presents a great investment opportunity with an increasing demand for 2-bedroom apartments. The thoughtful floor plan allows for abundant natural light, creating a warm and inviting atmosphere. Enjoy ample storage space for all your belongings, and take advantage of the convenient location, which offers easy access to public transportation, shops, and restaurants. The Master Bedroom boasts an en-suite bathroom and walk-in closet, complete with a large window that floods the space with natural light. The second bedroom, located in the North East, is equally impressive. And for ultimate convenience, this apartment comes with a total parking solution - underground parking is included, providing secure and protected parking for your vehicle. This is nestled within an immaculate building, making this apartment a true gem. Don't miss out on this incredible opportunity to own a piece of paradise!"**

Inclusions:
Property Listed By: **N/A**
URBAN-REALTY.ca

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







