



THE
A-TEAM

**RE/MAX
FIRST**

333 TARAVIDA Drive #2106, Calgary T3J 0H4

MLS® #: **A2169846**

Area: **Taradale**

Listing Date: **10/01/24**

List Price: **\$299,900**

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:

Access:

Lot Feat:

Park Feat:

**Residential
Apartment
Calgary
2008**

Finished Floor Area

Abv Sqft: **813**
Low Sqft:
Ttl Sqft: **813**

DOM

51

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Assigned,Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Playground**

Construction:

Metal Siding ,Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

French Door,Open Floorplan,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	3`11" x 3`11"	Laundry	Main	3`5" x 5`11"
Dining Room	Main	7`8" x 9`4"	Kitchen	Main	9`2" x 9`4"
Living Room	Main	9`11" x 17`0"	4pc Bathroom	Main	7`6" x 4`11"
Bedroom	Main	9`11" x 11`7"	Bedroom - Primary	Main	10`2" x 12`8"
Walk-In Closet	Main	7`6" x 4`5"	4pc Ensuite bath	Main	4`11" x 8`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$555

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 0813248

Remarks

Pub Rmks: **Situated in the highly sought-after neighborhood of Taradale, this charming 2-bedroom, 2-bathroom condo is a perfect blend of comfort and convenience. Well-maintained and thoughtfully designed, the unit comes with recent renovations of kitchen and laminate flooring and an assigned parking spot that ensures privacy and includes plug-in service, alongside a secure storage room for all your essentials. As you enter the open-concept layout, you'll be greeted by a renovated kitchen featuring ample cabinetry to accommodate all your culinary adventures. The open design flows seamlessly into a bright dining area and a living room. French doors in the living room lead to a private patio, ideal for hosting outdoor gatherings or enjoying a quiet morning coffee. The condo features an in-unit laundry for added convenience, and the two well-sized bedrooms provide plenty of space for relaxation. The master bedroom boasts a well-sized walk-in closet and an ensuite 4-piece bathroom, ensuring both functionality and comfort. An additional 4-piece bathroom on the main level offers privacy and convenience for guests or family. With features like a private patio, assigned parking, and full bathrooms, this condo is perfect for entertaining or as an investment property. Located amidst a wealth of amenities, you'll find public transit, shopping centres, schools, and playgrounds just moments away. Don't miss this exciting opportunity to become a homeowner in a vibrant community enriched with amenities. Schedule your viewing today!**

Inclusions: N/A

Property Listed By: RE/MAX House of Real Estate

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









