



THE
A-TEAM

**RE/MAX
FIRST**

333 TARAVIDA Drive #1310, Calgary T3J 0H3

MLS® #: **A2179860**

Area: **Taradale**

Listing Date: **11/19/24**

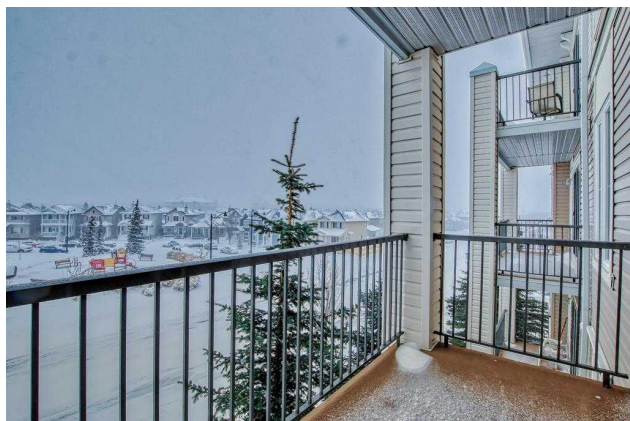
List Price: **\$279,900**

Status: **Pending**

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:

Finished Floor Area
Abv Sqft: **881**
Low Sqft:
Ttl Sqft: **881**

Underground

DOM

32

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Electric,Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`1" x 4`5"	4pc Bathroom	Main	8`1" x 4`11"
Dining Room	Main	9`10" x 9`1"	Living Room	Main	17`2" x 11`10"
4pc Ensuite bath	Main	8`5" x 4`11"	Laundry	Main	6`0" x 3`7"
Bedroom	Main	10`3" x 11`9"	Kitchen	Main	9`4" x 10`7"
Bedroom - Primary	Main	10`7" x 12`8"	Balcony	Main	11`7" x 5`4"

Legal/Tax/Financial

Condo Fee:
\$632

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **0813248**

Remarks

Pub Rmks: **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!**

Inclusions: **None**
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

