



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**333 TARAVIDA Drive #2415, Calgary T3J 0H4**

MLS® #: **A2180692**

Area: **Taradale**

Listing Date: **12/13/24**

List Price: **\$289,900**

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: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **887**

Low Sqft:

Ttl Sqft: **887**

DOM

**8**

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**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete,Mixed,Other,Wood Frame**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>10`7" x 11`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`0" x 17`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`8" x 10`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`10" x 10`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`2" x 10`4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`3"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`7" x 8`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$601**

Title:  
**Fee Simple**

Zoning:  
**M-2d86**

Legal Desc:

0813248

Fee Freq:  
**Monthly**

Remarks

Pub Rmks:

**Stunning Top Floor, Fully Renovated, 2 Bedrooms and 2 Full Bathrooms, In-suite Laundry, walking distance to Play ground, Shopping, Transit, Tim Hortons, and Restaurants. A great investment opportunity, Nice Bright unit with lots and lots of natural light, Nice Balcony for BBQ, or just relaxing on a deck, the unit comes with recent renovations of kitchen with quartz counter tops and NEW paint, Brand new LVP 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. All Utilities are included in the condo fees, Great for small family, VACANT for quick possession, Don't miss this opportunity to own this beautiful unit,**

Inclusions:

**none**

Property Listed By:

**Century 21 Bravo Realty**

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









