



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**333 TARAVIDA Drive #2413, Calgary T3J0H4**

MLS® #: **A2194499**

Area: **Taradale**

Listing Date: **02/13/25**

List Price: **\$294,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **882**  
Low Sqft:  
Ttl Sqft: **882**

DOM

**9**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Landscaped**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4' 1" x 4' 5"	Bedroom - Primary	Main	10' 7" x 12' 8"
Living/Dining Room Combination	Main	26' 5" x 16' 11"	Bedroom	Main	10' 3" x 11' 8"
Kitchen With Eating Area	Main	9' 3" x 9' 4"	Balcony	Main	11' 7" x 5' 6"
4pc Bathroom	Main	8' 1" x 4' 11"	4pc Ensuite bath	Main	8' 6" x 4' 11"
Walk-In Closet	Main	4' 5" x 7' 6"	Laundry	Main	3' 7" x 6' 0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$601**

**Fee Simple**

**M-2**

Fee Freq:

**Monthly**

Legal Desc: **0813248**

Remarks

Pub Rmks: **Awesome location of this Taradale two Bedroom & two full washroom Apartment with close proximity to Genesis Center , Saddletown shopping area, Saddletown C-train station, schools , playground, restaurants, grocery stores, etcetra. This open floor concept apartment has chef's pride kitchen having stainless steel appliances , big windows bringing in lots of natural light , huge master bedroom with it's walk-in-closet and En-suite washroom, another big bedroom ,another full washroom , an in-suite laundry, a very spacious living room and dining area. Beautiful views from the balcony from this top floor apartment. There are lots of advantages in owning this apartment , so please don't let it slip from your hands!!!**

Inclusions: **Parking Permits - 2**  
Property Listed By: **Royal LePage METRO**

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









