

**2414, 333 Taravista Drive NE  
Calgary, Alberta**

**MLS # A2240636**



**\$262,999**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 877 sq.ft.                         | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                 |                   |        |
|--------------------|-------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | \$ 601 |
| <b>Basement:</b>   | -                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                        | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home |                   |        |

**Inclusions:** None

Welcome to your dream home in the heart of Taradale! This stunning 2-bedroom, 2-bathroom west-facing condo offers 877 sqft of well-designed living space, filled with natural sunlight throughout the day. With two dedicated parking stalls, convenience is at your doorstep. Located in a prime area, this condo is close to all major amenities and roads, making daily commutes effortless. Families will love the walking distance to Taradale School, while those seeking spiritual comfort will appreciate being just 4-5 minutes from the Gurudwara. Grocery stores and the train station are only 2-3 minutes away, ensuring everything you need is within reach. Whether you're a first-time homebuyer searching for the perfect place to call home or an investor looking for a high-demand rental property with great cash flow, this condo is an incredible opportunity. Be the first to see this gem and secure your future home today!