

2310, 333 Taravista Drive NE
Calgary, Alberta**MLS # A2246439****\$299,900**

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	874 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate
Roof:	-
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 619
LLD:	-
Zoning:	M-2 d86
Utilities:	-

Inclusions: n/a

INVESTORS OR FIRST TIME HOME-BUYERS ALERT | 2 BEDS & 2 BATHS | New Flooring | New Countertops | Fresh Paint all around | Outdoor Parking Stall | An exceptional opportunity awaits both savvy investors and first-time homebuyers looking for an affordable yet strategic entry into the real estate market. This unit delivers exceptional value without compromise, perfect for growing your investment portfolio or planting roots in a vibrant and family-friendly community. Welcome to this beautifully upgraded unit ideally located in the heart of Taradale, one of the most family-friendly and amenity-rich communities in the area. This stunning 2-bedroom, 2-bathroom unit boasts a bright and open-concept layout, perfect for comfortable living and effortless entertaining. The well-appointed kitchen featuring new countertops and ample cabinetry, seamlessly flows into the adjacent dining area creating a functional and inviting space for everyday meals and gatherings. Just beyond the dining area, the spacious living room is bathed in natural light creating a warm and inviting atmosphere, perfect for relaxing evenings or hosting larger family gatherings. The unit features new flooring and fresh paint throughout, offering a comfortable primary bedroom complete with a walk-in closet and private ensuite. A second generously sized bedroom and a full bathroom add to the home's everyday convenience and privacy. Step outside to your private balcony with stunning and unobstructed panoramic views, an ideal spot to soak up the sun, enjoy your morning coffee or unwind after a long day while taking in the fresh air and outdoor ambiance. Not to be overlooked, this unit also includes an assigned parking stall to meet your everyday needs along with a dedicated storage locker for added convenience and organization. This is truly a fantastic opportunity, whether you're a first-time

homebuyer, an investor or simply seeking exceptional value in a thriving community. Easy to show—book your private viewing today!