

**1308, 333 Taravista Drive NE
Calgary, Alberta**
MLS # A2276949

\$268,900



Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	920 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 682
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d86
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Storage		

Inclusions:	None
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Welcome to this beautifully maintained two-bedroom corner unit located on the third floor of a quiet, well-managed building. Offering extra windows, enhanced privacy, and a smart, functional layout, this home delivers the perfect blend of comfort, light, and convenience. Home Highlights: • Corner Unit Advantage: Enjoy abundant natural light and added privacy with fewer shared walls • Primary Bedroom Retreat: Spacious primary bedroom featuring a private 4-piece ensuite and built-in closet • Second Bedroom: Generously sized—ideal for guests, a home office, or a growing family • Two Full Bathrooms: Includes a second 4-piece bathroom for everyday convenience • Open Living & Dining Area: Bright, expansive living space with a dedicated dining area—perfect for entertaining or relaxing • Updated Spacious Kitchen: Recently refreshed with new appliances, offering a modern and stylish feel • Parking & Added Value: Two parking stalls included: – One heated underground stall – One premium outdoor stall located right next to the main entrance • Condo Fees Include ALL Utilities: Enjoy peace of mind with heat, electricity, water, and more included—making budgeting simple and predictable. Unbeatable Location: • Walking distance to schools, shopping, playgrounds, and public transit • Ideal for first-time buyers, professionals, or investors seeking convenience and long-term value. This move-in-ready corner unit checks all the boxes—space, privacy, location, parking, and value. Don’t miss your opportunity to call this home!