

**1308, 333 Taravista Drive NE
Calgary, Alberta**

MLS # A2276949



\$268,900

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|------------------|------------------------------------|---------------|-------------------|
| 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: | - | | |

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|--------------------|---|-------------------|---------|
| 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

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!