



GRASSROOTS
REALTY GROUP

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**2319, 333 Taravista Drive NE
Calgary, Alberta**

MLS # A2238970



\$299,800

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	983 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 690
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-2 d86
Foundation:	-	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: Electric Range, Refrigerator, Range Hood, Washer/Dryer, Dishwasher

Amazing value for an amazing amount of space in this bright and spacious 2-bedroom plus den, 2 full bathroom corner unit condo! This large corner unit is flooded with natural light and features a larger-than-average wraparound balcony—perfect for relaxing or entertaining. The home is in excellent condition and located in a very clean and well-maintained building. The primary bedroom is generously sized and includes a spotless private ensuite bathroom, while the second bedroom has a convenient cheater door to the second full bath, essentially giving it ensuite access as well. A bonus den area offers the perfect spot for a tucked-away home office. The large kitchen is outfitted with maple cabinets, brand new quartz countertops, and brand new stainless steel appliances including a stove, fridge, and dishwasher. Both bathrooms also feature brand new quartz countertops, and luxury vinyl flooring has been installed throughout the living, dining, and bedroom areas. Additional highlights include in-suite laundry, a separate storage locker on the same floor, and a surface parking stall. Located close to major schools, shopping, Genesis Centre, train station, bus stops, walking trails, parks, and playgrounds—this unit combines space, style, and convenience at an unbeatable price. Don't miss the photos and 3D tour!