



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2238970**



**\$269,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	983 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 690
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-2 d86
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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!