



GRASSROOTS
REALTY GROUP

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304, 3 Taracove Estate Drive NE
Calgary, Alberta

MLS # A2239200



\$315,000

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	964 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 540
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this bright and spacious top-floor 3-bedroom condominium located in the desirable community of Taradale in NE Calgary. Boasting over 950 sq ft of well-planned living space, this home offers comfort, functionality, and style—all in one. The unit features 9 ft ceilings that enhance the open-concept layout, creating an airy and inviting atmosphere. The gourmet kitchen is equipped with sleek quartz countertops, stainless steel appliances, and ample cabinetry, making it ideal for both everyday cooking and entertaining guests. Large windows flood the space with natural light, and the private balcony offers unobstructed views, perfect for enjoying peaceful mornings or evening sunsets. The layout includes three generously sized bedrooms, making it a great choice for families, professionals, or those in need of a home office. The well-maintained bathroom and in-suite laundry add convenience to this already well-appointed home with Under ground storage space as well. Located just steps from schools and parks, and within walking distance to the Genesis Centre, Saddletowne Circle, and the LRT station, this condo offers unbeatable accessibility. With nearby amenities including shopping, grocery stores, restaurants, banks, and transit options, everything you need is right at your doorstep. This is a fantastic opportunity for first-time buyers, downsizers, or investors looking for a low-maintenance home in a vibrant and growing community. Don't miss your chance to own this exceptional top-floor unit in Taradale!