



**GRASSROOTS**  
REALTY GROUP

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**2102, 333 Taravista Drive NE  
Calgary, Alberta**

**MLS # A2301882**



**\$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>     | 948 sq.ft.                         | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |         |
|--------------------|--|-------------------|---------|
| <b>Heating:</b>    | Baseboard                                      | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Vinyl Plank                                    | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 619  |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Vinyl Siding                                   | <b>Zoning:</b>    | M-2 d86 |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Open Floorplan, Quartz Counters, Vinyl Windows |                   |         |

**Inclusions:** N/A

Welcome to this beautifully updated ground-floor 2-bedroom, 2-bathroom apartment in the sought-after community of Taradale! This RARE unit offers private exterior access, giving it a townhouse-like feel, along with a spacious private patio perfect for relaxing or entertaining. Inside, you'll find stylish upgrades throughout including new flooring, fresh paint, updated countertops, and two brand new bathroom vanities, creating a clean, modern living space that's completely move-in ready. Enjoy the convenience of additional street parking for guests and the added value of condo fees that include everything, making ownership simple and stress-free. Perfect for first-time buyers, downsizers, or investors—this is an exceptional opportunity you don't want to miss!