



**GRASSROOTS**  
REALTY GROUP

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1212, 333 Taravista Drive NE  
Calgary, Alberta

MLS # A2302122



**\$249,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	875 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 632
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-2 d86
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Spectacular Condo offering 2 Bedrooms, 2 Bathrooms, In-suite Laundry, and Underground Parking & Storage. This Unit faces the Park and is spacious, modern, has a fabulous open concept layout and comes with 9 foot ceilings. The Large Beautiful Kitchen comes with Quartz Countertops, lots of Cabinet Space, & a Breakfast Bar. The Lovely Master Bedroom includes a 4 piece Ensuite Bathroom, & a generous size walk-through Closet. There is also a spacious Balcony with unobstructed views overlooking the huge park. Great Floorplan with each Bedroom & Bathroom on opposite ends separated by the Kitchen, Living room, & Dining room in-between. Fantastic opportunity for the first time Buyer or Investor. Entire Unit just got Repainted and Carpets were just professionally Steam Cleaned. Condo fee includes all utilities. Close to all sorts of amenities such as grocery stores, restaurants, shopping, transit, LRT, playgrounds, schools, Genesis Rec Centre, Public Library, Stoney Trail, Airport, and much more. Be sure to click on the 3D Icon to do a virtual walk-through of this immaculate Condo!