



**GRASSROOTS**  
REALTY GROUP

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**2219, 333 Taravista Drive NE  
Calgary, Alberta**

**MLS # A2213003**



**\$349,999**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	999 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 670
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting, Walk-In Closet(s)

**Inclusions:** NA

Your Dream Home Awaits in the Heart of Taradale! Step into the perfect blend of comfort, style, and convenience with this spacious corner unit apartment offering 999.01 sq ft of beautifully designed living space. Nestled in a vibrant, family-friendly community, this home is ideal for growing families, professionals, or anyone seeking a refined lifestyle in Northeast Calgary. Boasting two generously sized bedrooms, a full-sized den, and two full bathrooms, this home delivers both space and functionality. The primary suite is your personal retreat, complete with a 4-piece en-suite and a walk-in closet, while the second bedroom—thoughtfully located across the living area—offers comfort and privacy for family or guests, with a nearby second full 4-piece bathroom. The heart of the home is the open concept living area, where a modern kitchen dazzles with stainless steel appliances, a tiled backsplash, and new window coverings, all set against a spacious and airy layout. Whether you’re hosting dinner parties or enjoying quiet mornings, this home feels effortlessly luxurious and welcoming. Step outside to your wraparound northwest-facing balcony, where you can unwind in the evenings or enjoy a morning coffee bathed in sunlight. Additional features include: In-suite laundry with washer & dryer Assigned parking space & storage unit Condo fees that cover Electricity, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water Location, Location, Location! Minutes away from everything you need: Saddletowne Circle & 80th Avenue Plaza for all your shopping and grocery needs Top-rated schools including Taradale School, Ted Harrison School, and Nelson Mandela High School Easy access to public transit with Saddletowne C-Train Station just around the corner Genesis Centre, local

parks, and playgrounds for recreation and family fun, 4-5 minutes from the Gurudwara A diverse range of dining options to explore This is more than just a home &ndash; it&rsquo;s a lifestyle upgrade. Come see why this unit is the perfect place for your next chapter!