

**1117, 333 Taravista Drive NE**  
**Calgary, Alberta**

**MLS # A2318244**



**\$243,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, 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>	\$ 651
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d86
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

Condo fees that include electricity are hard to find - and this 2-bedroom, 2-bathroom unit at Taradale Junction delivers exactly that. Located on the main floor, this bright and well-maintained property offers 880 sq. ft. of functional living space in the heart of Taradale. Offering a private entrance and southeast-facing patio, creating easy access and a welcoming outdoor space to enjoy your morning coffee or evening relaxation. The open-concept layout is filled with natural light and showcases a spacious living and dining area that flows seamlessly into the kitchen complete with stainless steel appliances. The primary bedroom features a walk-in closet and private 4-piece ensuite, while the second bedroom offers a spacious closet and flexibility for family, guests, or a home office. An additional 4-piece bathroom provides added convenience for visitors. Additional highlights include in-suite laundry with extra storage, underground titled parking, a separate storage unit, and high-speed Telus Fibre Internet availability. Residents also enjoy access to a party room within the complex that can be reserved at no charge for gatherings and special occasions. Perfectly positioned across from a park and surrounded by everyday amenities, this home is just minutes from schools, restaurants, shopping, public transit, major roadways, and Calgary International Airport. Whether you're a first-time home buyer, downsizer, or investor, this move-in-ready Taradale condo offers exceptional value, low-maintenance living, and a location that keeps you connected to everything you need.