



GRASSROOTS
REALTY GROUP

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1209, 2280 68 Street NE
Calgary, Alberta

MLS # A2265254



\$179,500

Division:	Monterey Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	575 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 528
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d74
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Storage		

Inclusions: N/A

This bright and inviting corner unit offers unbeatable value with underground titled parking, a private storage locker, and all utilities included in the condo fees. Set in a quiet, well-managed complex, it's perfectly positioned within walking distance to shopping, schools, playgrounds, and public transit. Inside, you'll find a freshly repainted, open-concept layout where the spacious living room flows easily into the dining area and functional kitchen. The large primary bedroom features two closets, while the in-suite laundry and four-piece bath add everyday convenience. Enjoy your morning coffee or a peaceful evening on the private balcony overlooking the courtyard — a year-round retreat that adds even more living space. With quick access to 16th Avenue, Deerfoot, and Stoney Trail, this home truly blends comfort, convenience, and exceptional value in one move-in-ready package.