



GRASSROOTS
REALTY GROUP

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3307, 2280 68 Street NE
Calgary, Alberta

MLS # A2265609



\$269,000

Division:	Monterey Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	896 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 598
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C1 d74
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, See Remarks		

Inclusions: N/A

Rare Top-Floor Unit with Dual-Exposure Mountain Views in Monterey Park! Welcome to bright, updated living in a highly desirable, secure building. This spacious condo is perched on the top floor, offering privacy and magnificent west and northwest-facing mountain views from your expansive balcony. The thoughtfully laid-out interior boasts a large living room, a generous dining area perfect for entertaining, and a functional kitchen. Both bedrooms are well-sized, including a fantastic primary bedroom that features a large walk-in closet, a second closet and a private 4-piece ensuite. The balcony is equipped with a natural gas line for easy grilling. The building provides peace of mind with key-fob access and security cameras, plus a beautiful community gazebo and green space for residents. Situated in a prime location, you are within easy walking distance of parks, schools, shopping, and public transit. Commuting is a breeze with effortless access to Stoney Trail and 16 Ave NE. A truly exceptional opportunity to secure a spacious, well-maintained home in a vibrant community.