



GRASSROOTS
REALTY GROUP

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1205, 2280 68 Street NE
Calgary, Alberta

MLS # A2269565



\$259,900

Division:	Monterey Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	Granite Counters, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 574
LLD:	-
Zoning:	M-C1 d74
Utilities:	-

Inclusions: NA

Welcome to this stunning apartment in Monterey Park, one of the most sought-after communities in NE. The charming curb appeal will immediately capture your heart. As you step inside, you are greeted by a bright and open entryway that sets the tone for the rest of the home. The dining room is thoughtfully laid out adjacent to the living room, creating a perfect space for entertaining. The kitchen is truly a chef's delight, featuring modern appliances, ample cabinets, an elegant backsplash, and luxurious granite countertops. The primary bedroom is a serene retreat with a walk-in closet and an ensuite 4-piece bathroom. The second bedroom is also generously sized and conveniently located near another 4-piece bathroom. Step out onto the private balcony to enjoy the sun and fresh air, with a south-facing orientation that ensures plenty of sunlight throughout the year. For added convenience, the apartment includes in-suite laundry, additional storage within the unit, and even more storage on the parkade level. Your vehicle will be well-protected in the secured and heated underground parking, a true blessing during Calgary's cold, snowy winters. The location of this apartment is unbeatable. It is close to a kids' park, schools, bus stops, and within walking distance to a shopping complex, CO-OP, gas station, cafes, and various restaurants. Additionally, it offers easy access to the Trans-Canada Highway and Stoney Trail. This apartment is move-in ready and waiting for you to call it home. Don't miss the opportunity to make this beautiful space your own!