



GRASSROOTS
REALTY GROUP

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1111, 2280 68 Street NE
Calgary, Alberta

MLS # A2269820



\$359,999

Division:	Monterey Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 621
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d74
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: None

Welcome home to Modern Comfort in Monterey Park NE! Step into this FULLY RENOVATED 2-BEDROOM, 2-BATHROOM, 2-UNDERGROUND TITLED PARKING STALLS- MAIN FLOOR UNIT BACKING onto GREEN SPACE located in the highly desirable community of Monterey Park NE! CONDO FEES INCLUDES ALL UTILITIES! As you enter, you will be greeted by the OPEN CONCEPT layout. Your tastefully RENOVATED KITCHEN showcases QUARTZ COUNTERTOPS with bar seating, PREMIUM CABINETRY, CHIMNEY-STYLE HOOD FAN, MODERN BACKSPLASH, and STAINLESS STEEL APPLIANCES. This open space flows seamlessly into the SPACIOUS DINING ROOM, and LIVING ROOM with the sliding doors to the PATIO with the view of the quiet GREEN SPACE and a GAZEBO-perfect for a morning coffee or a relaxing evening with friends & family! The TWO BEDROOMS are thoughtfully separated for maximum privacy, each offering serene green space views. The PRIMARY BEDROOM features walk-through closets leading into LUXURIOUS ENSUITE complete with QUARTZ VANITY, TILED FLOORS, and a custom WALK-IN SHOWER! The second BATHROOM is conveniently located near the guest bedroom and includes a SOAKER TUB with a SHOWER! The second bathroom is conveniently located near the guest bedroom and includes a SOAKER TUB with SHOWER. A separate WALK-IN laundry area with a MODERN WASHER and DRYER set adds style and convenience. Throughout the unit, enjoy LUXURY VINYL PLANK FLOORING that ties the entire home together in warmth and elegance. The unit is just steps away from a shopping plaza containing bank, McDonalds, Co-op, Pizza, Drs, dollar store and much more! ~this property offers true convenience. Easy access to 16th Avenue from 68 street

to Stoney Trail, and Deerfoot Trail makes commuting simple in any direction! All UTILITIES INCLUDED in your condo fees! making this a rare gem combining luxury, location, and lifestyle. Welcome home!