



**4202, 2280 68 Street NE  
Calgary, Alberta**

**MLS # A2293553**



**\$255,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	827 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 538
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

**ATTENTION FIRST-TIME HOME BUYERS AND INVESTORS!** This exceptional corner-unit apartment in the heart of Monterey Park offers the perfect blend of comfort, style, and unbeatable value. Being a corner unit, it benefits from the extra natural light and added privacy that only a corner floor plan provides. This bright, open-concept home features two spacious bedrooms, including a primary room with a walk-in closet and a functional Jack and Jill style bathroom. Updates include a brand-new dishwasher and a new showerhead, plus a microwave hood fan replaced just two years ago. Enjoy the convenience of in-unit laundry, stainless steel appliances, and a large balcony ideal for summer evenings. A major highlight is the titled HEATED underground parking stall, with visitor parking situated directly in front of the building. The condo fees offer incredible value as they include HEAT, ELECTRICITY, and WATER. This property is now VACANT, allowing for quick possession. You are within walking distance to parks, playgrounds, schools, shopping, walking trails, and religious areas, with minutes-away access to Stoney Trail and Highway 1 (16th Ave). Come check out this exquisite property before it's too late!