



**GRASSROOTS**  
REALTY GROUP

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**2310, 2280 68 Street NE**  
**Calgary, Alberta**

**MLS # A2293988**



**\$274,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 635
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	M-C1 d74
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan		

**Inclusions:** Main Entrance Fob

**2 HEATED PARKING TOP FLOOR UNIT** Welcome to bright, updated living in a highly desirable well managed building. This open-concept condo is perched on the top floor, offering privacy and views from expansive balcony. The thoughtfully laid-out interior boasts large living room, a generous dining area, two spacious bedrooms as well as in-unit laundry. The unit comes with 2 titled HEATED underground parking and a PRIVATE storage unit. The Condo Fee includes HEAT, ELECTRICITY & WATER. 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 Hwy 1 (16th Ave) and Stoney Trail. A truly exceptional opportunity to secure a spacious, well-maintained home in a vibrant community.