



**GRASSROOTS**  
REALTY GROUP

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**3317, 2280 68 Street NE**  
**Calgary, Alberta**

**MLS # A2204204**



**\$300,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 835
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1
<b>Utilities:</b>	-

**Inclusions:** N/A

Imagine coming home to this stunning top-floor corner unit offering unparalleled space, privacy, with a south-facing balcony that has mountain views! This is the largest floorplan in the building, featuring 984 sq. ft. of open living space, an expansive private balcony, and direct access to green space. Upon entry, you're welcomed by a spacious foyer with a large walk-in storage room, leading into a thoughtfully designed open-concept layout. The kitchen boasts white cabinetry, ample countertop space, and flows seamlessly into the bright and airy living room featuring large windows that fill the space with natural light. A cozy gas fireplace enhances the warmth of this inviting home. Enjoy effortless indoor-outdoor living as you step onto your huge covered balcony, perfect for morning coffees or evening relaxation. An additional storage room on the balcony keeps your essentials organized and easily accessible. The two spacious bedrooms are positioned on opposite sides of the unit for ultimate privacy. The primary bedroom features a walkthrough closet and a full ensuite bath, while the second bedroom is generously sized and conveniently located near a second full bathroom. This unit comes with an incredible bonus—3 TITLED UNDERGROUND PARKING STALLS + 2 STORAGE UNITS which are both large enough to use as a small workshop with multiple electrical outlets. Additional Features Include: Secure building with key fob access & security cameras, In-suite laundry for added convenience, Access to a beautiful community gazebo & green space, Walking distance to parks, schools, shopping, and public transit, Quick access to Stoney Trail & 16 Ave for effortless commuting. This is an exceptional opportunity to own a spacious, well-maintained condo in a vibrant and convenient neighborhood. Don't miss out—book your showing today!

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