



GRASSROOTS
REALTY GROUP

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3104, 2280 68 Street NE
Calgary, Alberta

MLS # A2317947



\$279,900

Division:	Monterey Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	852 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas
Floors:	Laminate
Roof:	-
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 571
LLD:	-
Zoning:	M-C1 d74
Utilities:	-

Inclusions: N/A

Welcome to modern condo living in Monterey Park NE! This bright and well-designed 2-bedroom, 2-bathroom apartment offers 852 sq ft of comfortable living space with an open-concept layout, private patio with direct greenspace access, and 1 titled underground parking stall—ideal for anyone seeking convenience and contemporary comfort. Step inside to discover a bright open floor plan. Near the entrance, the Dining area flows seamlessly into the functional Kitchen, which features quartz countertops, raised eating bar, and modern backsplash tile. The sunny South-facing Living room is anchored by a cozy gas fireplace and offers sliding patio doors leading to your private patio with direct access to the tranquil greenspace—the perfect retreat for morning coffee, reading, or enjoying peaceful time outdoors. The well-sized Primary bedroom features a walk-through closet and a 4-piece ensuite bath. The second well-sized bedroom offers a large closet and is conveniently located beside a 4-piece bathroom. An in-suite Laundry room with storage adds everyday convenience and functionality. This apartment includes 1 titled underground parking stall, providing secure and convenient parking. The building offers a well-maintained courtyard, ample visitor parking, and a strong sense of community in this established low-rise complex. Located in the vibrant Monterey Park NE community, this home is within walking distance to Monterey Centre featuring shopping, dining, banking, groceries including Co-Op, and essential services. Close to excellent schools, parks, and playgrounds. Easy access to 16th Avenue, Stoney Trail, and Deerfoot Trail makes commuting to downtown Calgary (approximately 15 minutes) and other areas of the city simple and convenient. This is an excellent opportunity to own a bright, well-maintained apartment in one of Calgary's

most accessible and family-friendly Northeast communities!