

**3206, 2280 68 Street NE  
Calgary, Alberta**

**MLS # A2248464**



**\$239,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	575 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Ceramic Tile, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Stucco, Wood Frame

**Foundation:** -

**Features:** Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Open Floorplan, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 510

**LLD:** -

**Zoning:** M-C1 d74

**Utilities:** -

**Inclusions:** N/A

Beautifully renovated corner unit in a quiet well managed complex and walking distance to all amenities, shopping, playground, schools & public transit. This BRIGHT & SUNNY unit offers impeccable living space in an open & airy plan that features a spacious living room which flows really well with the casual dining area and well-equipped kitchen with plenty of storage space. The huge master bedroom features a his & her closet and is adjacent to the main 4pc bathroom. The best part is the cozy south facing balcony that you can enjoy year round as it's fully enclosed except for the glass railing overlooking the courtyard. Condo fees include all utilities and one underground titled parking stall. Situated in a prime location, this home offers easy access to all major routes including 16 Avenue, Deerfoot & Stoney Trail. So whether you want to go east to Chestermere, west to the Banff, north to the Airport, or south to Downtown, it's all a short drive away and all from the comfort of your heated underground parking!!