

**3110, 2280 68 Street NE
Calgary, Alberta**

MLS # A2276212



\$255,000

Division:	Monterey Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	856 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 571
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d74
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: NA

Discover Condo 3110 at Monterey Point; A just renovated, 2-bedroom home with courtyard views and underground parking. Here are 5 things we LOVE about this home (and we're sure you will too): 1. ROOM TO LIVE AND GROW: As condos across the city trend smaller and smaller Condo 3110 is a breath of fresh air! Offering 856 SqFt of refined and functional living space, 2 good sized bedrooms, an updated bathroom and large in-suite laundry/storage room this is a full-size home. The kitchen is tastefully appointed with new stainless appliances, quartz counters and plenty of work/storage space while opening onto a well-proportioned dining area. The living room easily accommodates your furnishings and is accented by a corner gas fireplace while your private patio faces the courtyard and becomes an extension of your living space in the warmer months. 2. LIKE A TOWNHOUSE WITH THE CONVENIENCES OF AN APARTMENT: This home takes the best from both worlds; your own back door, private patio and direct outdoor access much like a townhouse along with the low maintenance, lock and leave lifestyle and underground parking of modern apartment living. 3. MOVE-IN READY: Just renovated with laminate flooring throughout, a beautifully appointed kitchen featuring quartz counters and a stainless-steel appliance package along with an updated bathroom, new fireplace surround and a fresh coat of paint. 4. RARE, COURTYARD VIEWS: Situated in the ideal location in the complex, condo 3110 faces east, directly into the courtyard providing privacy and a tranquil outlook from your living room, bedrooms and patio. 5. A WELL RUN & CONVENIENTLY LOCATED COMPLEX: Monterey Point is a four building, low-rise condo complex built in 2003. Residents enjoy spacious home, private outdoor spaces, underground parking, ample visitor parking

and a common courtyard. You are a 6-minute walk to Monterey Centre with numerous shops, restaurants and services including Co-Op Grocery Store while being just 15 minutes’ drive to DT Calgary. NOTE: Some images have been virtually staged