

**2309, 2280 68 Street NE**  
**Calgary, Alberta**

**MLS # A2205292**



**\$210,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	571 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Off Street, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 510
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** n/a

Located in one of the best NE neighbourhoods, with quick access to 16th Ave N and Stoney Trail, this investor-friendly top-floor 1-bedroom apartment is a great deal! This unit boasts an open concept main area and kitchen, a massive Westerly facing balcony, and amenities such as in-suite laundry, a storage locker owned in perpetuity, and titled parking. The primary bedroom is 156sqft with dual closets. The building and complex are well-maintained, and the condo board even recently decreased condo fees, even though they include ALL utilities! Don't forget to check out the amazing sunsets from the balcony while you're viewing. At this price, the unit won't last long, so book your showing ASAP! Please note that some photos were taken prior to tenancy and some photos have been virtually staged.