



THE
A-TEAM

**RE/MAX
FIRST**

2280 68 Street #2310, Calgary T1Y 7M1

MLS® #: **A2124709**

Area: **Monterey Park**

Listing Date: **04/23/24**

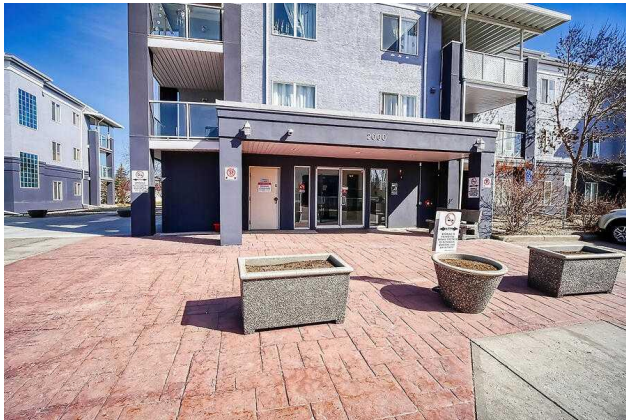
List Price: **\$259,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **858**
Low Sqft:
Ttl Sqft: **858**

DOM

27

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Tandem,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Stucco**
Flooring: **Linoleum,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **No Animal Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	52`10" x 39`9"
Kitchen	Main	29`6" x 27`7"
Bedroom	Main	43`8" x 33`6"
4pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	37`9" x 32`10"
Bedroom - Primary	Main	40`0" x 37`9"
Laundry	Main	20`4" x 18`4"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$675

Fee Simple

M-C1 d74

Fee Freq:

Monthly

Legal Desc:

0311962

Remarks

Pub Rmks:

Vacant for immediate possession. All freshly painted and ready to move in unit. Nice and open plan with Big Living room with patio doors to the Balcony, Open kitchen area with Dining as well as Bar counters, 2 Bedrooms on the top floor with full bathroom and Laundry-storage. Very Good building and maintained. walking distance to shopping and other Amenities and close to Trans Canada Hyw and Stoney trail. 2 Titled Underground Parking with storage unit.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

