



THE
A-TEAM

**RE/MAX
FIRST**

2280 68 Street #2309, Calgary T1Y 7M1

MLS® #: **A2205292**

Area: **Monterey Park**

Listing Date: **03/27/25**

List Price: **\$210,000**

Status: **Active**

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: **571**
Low Sqft:
Ttl Sqft: **571**

DOM

26

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Additional Parking,Off Street,Parkade,Titled,Underground

Utilities and Features

Roof:
Heating: **Geothermal**
Sewer:
Ext Feat: **Balcony,Covered Courtyard**

Construction: **Stucco**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Open Floorplan,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee:
\$510

Title: **Fee Simple**
Fee Freq:

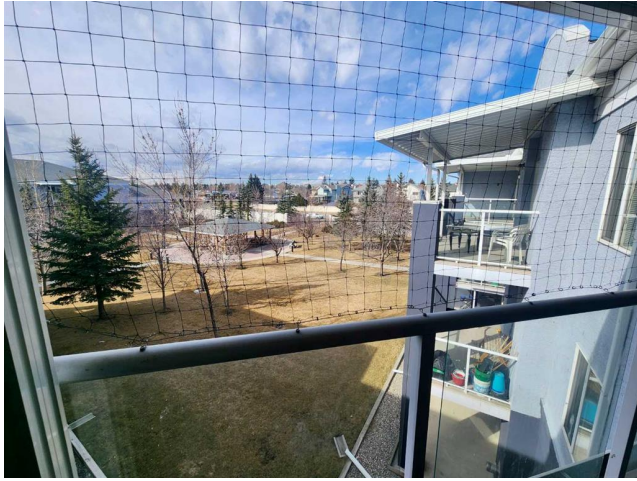
Zoning: **M-C1**

Legal Desc:	0311962	Monthly	Remarks
Pub Rmks:	INVESTOR ALERT! Top floor - underground parking - in suite laundry - massive balcony - storage locker. This already cash flowing turn-key property is ready and waiting for it's next owner to take over. Located in one of the best NE neighbourhoods, with quick access to 16th Ave N and Stoney Trail, this top-floor 1-bedroom apartment is a great deal! This unit boasts an open concept main area and kitchen, a massive West facing balcony with spectacular sunsets and view of the common green space, 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 (sewer, water, heat, electricity)! 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.		
Inclusions:	n/a		
Property Listed By:	CIR Realty		

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









2309-2280 68 St NE, Calgary, AB

Main Floor Interior Area 570.92 sq ft

