



THE
A-TEAM

**RE/MAX
FIRST**

2280 68 Street #4202, Calgary T1Y7M1

MLS® #: **A2208851**

Area: **Monterey Park**

Listing Date: **04/04/25**

List Price: **\$299,000**

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: **833**
Low Sqft:
Ttl Sqft: **833**

DOM

17
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Elevator,No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`7" x 10`4"	Bedroom - Primary	Main	13`5" x 10`9"
Kitchen	Main	10`9" x 10`8"	Living Room	Main	13`7" x 15`1"
Dining Room	Main	12`0" x 10`5"	4pc Bathroom	Main	5`3" x 9`0"
Laundry	Main	7`8" x 6`0"			

Legal/Tax/Financial

Condo Fee:
\$537

Title:
Fee Simple

Zoning:
M-C1

Legal Desc:	0310115	Fee Freq: Monthly	Remarks
Pub Rmks:	ATTENTION FIRST TIME HOME BUYERS AND INVESTORS ! Perfect corner unit apartment in the heart of Monterey park. Open floor concept with 2 spacious bedrooms with the primary room having a ensuite bathroom. Enjoy a in-unit laundry and a large balcony ideal for those summer evenings. There's also a titled UNDERGROUND parking stall included with visitor parking sitting right outside in front of the building. This pristine apartment has upgraded stainless steels appliances to cater to your needs to top it all off. Condo fees include Heat, electricity and Water. Amenities within walking distance and minutes away from Stoney trail access along with highway one (16th ave) Tenants are currently in the property and have a lease until February next year but can give notice 3 month notice to tenants if offer gets accepted. Come check out this exquisite property before it's too late ! 24 hour notice required.		
Inclusions:	N/A		
Property Listed By:	eXp Realty		

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







