

# \$300,000 - 3317, 2280 68 Street Ne, Calgary

MLS® #A2204204

**\$300,000**

2 Bedroom, 2.00 Bathroom, 984 sqft  
Residential on 0.00 Acres

Monterey Park, Calgary, Alberta

Imagine coming home to this stunning top-floor corner unit offering unparalleled space, privacy, with a south-facing balcony that has mountain views! This is the largest floorplan in the building, featuring 984 sq. ft. of open living space, an expansive private balcony, and direct access to green space.

Upon entry, youâ€™re welcomed by a spacious foyer with a large walk-in storage room, leading into a thoughtfully designed open-concept layout. The kitchen boasts white cabinetry, ample countertop space, and flows seamlessly into the bright and airy living room featuring large windows that fill the space with natural light. A cozy gas fireplace enhances the warmth of this inviting home.

Enjoy effortless indoor-outdoor living as you step onto your huge covered balcony, perfect for morning coffees or evening relaxation. An additional storage room on the balcony keeps your essentials organized and easily accessible.

The two spacious bedrooms are positioned on opposite sides of the unit for ultimate privacy. The primary bedroom features a walkthrough closet and a full ensuite bath, while the second bedroom is generously sized and conveniently located near a second full bathroom.

This unit comes with an incredible bonusâ€” 3 TITLED UNDERGROUND PARKING STALLS



+ 2 STORAGE UNITS which are both large enough to use as a small workshop with multiple electrical outlets.

Additional Features Include: Secure building with key fob access & security cameras, In-suite laundry for added convenience, Access to a beautiful community gazebo & green space, Walking distance to parks, schools, shopping, and public transit, Quick access to Stoney Trail & 16 Ave for effortless commuting.

This is an exceptional opportunity to own a spacious, well-maintained condo in a vibrant and convenient neighborhood. Don't miss out! Book your showing today!

Built in 2003

### Essential Information

MLS® #	A2204204
Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3317, 2280 68 Street Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code T1Y 7M1

### **Amenities**

Amenities Parking, Storage, Visitor Parking  
Parking Spaces 3  
Parking Parkade, Stall, Titled, Underground

### **Interior**

Interior Features No Animal Home, No Smoking Home  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Baseboard  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
# of Stories 3

### **Exterior**

Exterior Features Balcony, BBQ gas line, Storage  
Construction Stucco, Wood Frame

### **Additional Information**

Date Listed March 20th, 2025  
Days on Market 15  
Zoning M-C1

### **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.