

# \$269,000 - 3307, 2280 68 Street Ne, Calgary

MLS® #A2265609

## \$269,000

2 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.00 Acres

Monterey Park, Calgary, Alberta

Rare Top-Floor Unit with Dual-Exposure  
Mountain Views in Monterey Park!

Welcome to bright, updated living in a highly desirable, secure building. This spacious condo is perched on the top floor, offering privacy and magnificent west and northwest-facing mountain views from your expansive balcony.

The thoughtfully laid-out interior boasts a large living room, a generous dining area perfect for entertaining, and a functional kitchen. Both bedrooms are well-sized, including a fantastic primary bedroom that features a large walk-in closet, a second closet and a private 4-piece ensuite. The balcony is equipped with a natural gas line for easy grilling.

The building provides peace of mind with key-fob access and security cameras, plus a beautiful community gazebo and green space for residents. Situated in a prime location, you are within easy walking distance of parks, schools, shopping, and public transit. Commuting is a breeze with effortless access to Stoney Trail and 16 Ave NE. A truly exceptional opportunity to secure a spacious, well-maintained home in a vibrant community.

Built in 2003

## Essential Information

MLS® #

A2265609



|                |                   |
|----------------|-------------------|
| Price          | \$269,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 896               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3307, 2280 68 Street Ne |
| Subdivision | Monterey Park           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 7M1                 |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                          |
| Parking        | Parkade, Underground                                       |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, See Remarks                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                        |
| Cooling           | None                                                                                          |
| # of Stories      | 3                                                                                             |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco                |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 3                  |
| Zoning         | M-C1 d74           |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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