

3320, 1620 70 Street SE  
Calgary, Alberta

MLS # A2226634



**\$269,900**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	543 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 386
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 D116
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NONE

An outstanding opportunity for first-time homebuyers and investors to buy this magnificent apartment north of 17th Avenue. Built on the third floor with gorgeous views, this apartment includes a nice size Den, 1 bedroom, and an open kitchen space. Offering a convenient in-suite laundry, a 4 pc bathroom with sliding doors leading to an expansive balcony with tons of natural light. This Unit got nice upgrades with modern lights, feature wall, paint, kitchen and washroom upgrade. This building is secured with monitored security cameras. Enjoy the walk to the Elliston Park along the beautiful pond, down the street. Easy access time to Stoney Trail. Located only a short distance from downtown and the East Hills Shopping Centre's various conveniences, including Costco, Walmart, Dollarama, and Cineplex. The MAX Purple and other bus routes are accessible on foot. Tim hortons is just around the corner for a morning run, Schedule a tour with your favourite Realtor today!