

3421, 1620 70 Street SE
Calgary, Alberta

MLS # A2322126



\$185,000

Division:	Applewood Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	597 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 511
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C2 d116
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: moveable island

This FRESHLY PAINTED, TOP-FLOOR unit includes a TITLED UNDERGROUND parking stall—a valuable feature, as many units in this complex do not have titled or underground parking. The fridge, stove, and carpets have all been updated, and the modern light fixtures and ceiling fans add both style and comfort. The balconies on building 3000/4000 are in the process of getting new Duradeck- this unit has already been completed! Storage is plentiful, with a full coat closet, a linen closet, and two closets in the spacious primary bedroom. The living room offers plenty of space for a large sofa—or even two oversized La-Z-Boys—and your big-screen TV! Beyond the titled underground parking, one of the biggest highlights is the INCREDIBLE LOCATION. EAST HILLS Shopping Centre is just FIVE minutes away, putting everything you need within easy reach, including Walmart, Starbucks, HomeSense, Marshalls, Mark's, Costco, banks, and numerous restaurants. Whether you're running errands, commuting via Stoney Trail, or heading downtown for work, you'll appreciate the convenience of this fantastic location. Welcome to the simple life, we are all craving!