

3112, 1620 70 Street SE
Calgary, Alberta

MLS # A2329670



\$199,900

Division:	Applewood Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	621 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 432
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d116
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

Perfect for First-Time Buyers, Retirees, and Investors! This well-laid-out apartment is conveniently located near the entry door and features an open, functional floor plan. Laminate flooring throughout gives the space a warm and inviting feel. The kitchen offers natural maple-style cabinetry, black countertops, and stainless steel appliances, including a brand-new refrigerator and newer dishwasher. The unit has also been freshly painted, making it truly move-in ready. A versatile flex room provides the ideal space for a home office and can easily be converted into a second bedroom if desired. Enjoy a bright, sunny interior thanks to the desirable south exposure, along with the added convenience of in-suite laundry. Step outside to your private patio with pleasant rear views and enjoy the morning sun. Great location: Close to public transportations, Only 15 minutes to downtown, Minutes from East Hills Shopping Centre (Costco, Walmart, Cineplex, major banks, and restaurants), and beautiful Elliston Park (home of GlobalFest Fireworks), Easy north/south access via Stoney Trail; Additional highlights :Small pets allowed with board approval, All utilities included in condo fee, Move-in ready condition. Don't miss out—book your showing today!