

**3320, 1620 70 Street SE
Calgary, Alberta****MLS # A2226634****\$269,900**

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 386
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 D116
Foundation:	-	Utilities:	-
Features:	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!