

3112, 1620 70 Street SE
Calgary, Alberta

MLS # A2285231



\$229,000

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

Floors: Laminate, Linoleum

Roof: Asphalt

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 432

LLD: -

Zoning: M-C2 d116

Utilities: -

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: Only 15 minutes to downtown, Close to East Hills Shopping Centre (Costco, Walmart, Cineplex, major banks, and restaurants), Minutes from 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!