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	**Water:**	-
Floors:	Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt	**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: 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!