



3205, 1620 70 Street SE Calgary, Alberta

MLS # A2211687



\$182,900

| Division: | Applewood Park | | | | |
|-----------|---|--------|-------------------|--|--|
| Type: | Residential/Low Rise (2-4 stories) | | | | |
| Style: | Apartment-Single Level Unit | | | | |
| Size: | 392 sq.ft. | Age: | 2004 (21 yrs old) | | |
| Beds: | 1 | Baths: | 1 | | |
| Garage: | Assigned, Heated Garage, Parkade, Secured, Stall, Titled, Underground | | | | |
| Lot Size: | - | | | | |
| Lot Feat: | - | | | | |
| | | | | | |

| Heating: | Baseboard | Water: | - |
|-------------|-----------------------|------------|--------|
| Floors: | Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 414 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |

Features: Laminate Counters, No Animal Home, No Smoking Home

Inclusions: none

This second-floor suite offers a hidden bonus: it comes with TWO parking stalls. 1 titled underground and 1 surface spot with a plug-in for wintertime. Admirably self-contained, it includes in-suite laundry, heat, electricity, newer vinyl plank flooring throughout the main living area, and linoleum in the entrance and bathroom. The spacious balcony is an excellent spot for relaxing and your BBQ, complete with a gas hook-up. This unit is ideally located just off Stoney Trail on the Max Purple line to downtown, and it is minutes from East Hills shopping center, the Rotary/Mattamy Greenway, and Elliston Park, where you can take in the summer Global Fireworks competition - and one final bonus: walking distance to Tim Hortons.