



THE
A-TEAM

**RE/MAX
FIRST**

1620 70 Street #3314, Calgary t2a7z2

MLS® #: **A2118344**

Area: **Applewood Park**

Listing Date: **03/28/24**

List Price: **\$285,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **904**
Low Sqft:
Ttl Sqft: **904**

DOM

53

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Mixed,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4`11" x 7`6"	4pc Ensuite bath	Main	6`3" x 7`6"
Bedroom	Main	11`10" x 11`1"	Dining Room	Main	8`11" x 18`1"
Kitchen	Main	8`11" x 10`8"	Living Room	Main	12`0" x 12`2"
Bedroom - Primary	Main	16`3" x 11`1"			

Legal/Tax/Financial

Condo Fee:
\$765

Title:
Fee Simple

Zoning:
M-C2 d116

Legal Desc: 0410620

Fee Freq:
Monthly

Remarks

Pub Rmks: **Step into this cozy and convenient 2 BED, 2 BATH apartment featuring IN-SUITE LAUNDRY, FRESHLY PAINTED, FRESHLY TILED Ideal unit ensuring both comfort and functionality in every inch. Situated mere steps away from 17th AVE and East Hills Shopping Center, seize the opportunity to make this efficient yet inviting space your home sweet home!**

Inclusions: **none**

Property Listed By: **Greater Property Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







