



THE
A-TEAM

**RE/MAX
FIRST**

1620 70 Street #4214, Calgary T2A7Y6

MLS® #: **A2180627**

Area: **Applewood Park**

Listing Date: **11/22/24**

List Price: **\$260,000**

Status: **Pending**

County: **Calgary**

Change: **None**

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: **735**
Low Sqft:
Ttl Sqft: **735**

DOM

29
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Lawn, No Neighbours Behind, Landscaped, Many Trees, Wetlands**
Park Feat: **Assigned, Stall**

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Laminate, Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Breakfast Bar, Chandelier, Closet Organizers, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`1" x 7`10"	Bedroom	Main	11`2" x 8`11"
Dining Room	Main	10`5" x 11`5"	Kitchen	Main	14`2" x 7`11"
Living Room	Main	11`8" x 10`8"	Bedroom - Primary	Main	11`2" x 9`10"

Legal/Tax/Financial

Condo Fee:
\$516

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-C2**

Legal Desc: **0410620**

Remarks

Pub Rmks:

*****CATCH IT BEFORE IT'S GONE AGAIN (BUYER FAILED TO GET FINANCING SO IT IS AVAILABLE AGAIN)*** *****Stunning Corner Unit Condo in Applewood Park - Your Dream Condo Awaits!***** Discover the best of condo living in this beautifully updated 2-bedroom corner unit located in the highly sought-after Applewood Park. This exceptional property shines with an abundance of natural light, enhanced by its prime position at the most desirable corner of the building, surrounded by trees and offering serene views from your peaceful deck. ****Key Features:**** - ****Modern Updates:**** Enjoy stylish vinyl plank flooring, fresh new paint, and chic lighting throughout the unit. - ****Breathtaking Views:**** The spacious living room features a picture window, perfect for soaking in the scenery, while the kitchen boasts another large window, allowing you to enjoy the view as you cook or bake amid generous counter space. - ****Comfortable Living Spaces:**** This layout includes two beautiful bedrooms, a welcoming dining room, and an expansive living room, ideal for both relaxation and entertaining. - ****Convenient Amenities:**** The unit comes equipped with a stacked washer and dryer, along with additional storage in the laundry room to keep everything organized. - ****Community Perks:**** Step outside to enjoy the nearby walking and biking paths, easy access to major transportation routes, and the vibrant atmosphere of downtown. Elliston Park is just around the corner, where you can enjoy summer fireworks and community events. This superbly maintained building offers rare condo fees that covers both heat and electricity, providing you with peace of mind and affordability. Parking is right in front to the left of the entrance. You're going to love calling this amazing unit home! Don't miss the opportunity to make it yours—schedule a viewing today!**

Inclusions:

NA

Property Listed By:

eXp Realty

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









