1620 70 Street #3420, Calgary T2A 7Z2

MLS®#:	**A2185523**	Area:	**Applewood Park**	Listing Date:	**01/05/25**	List Price: **$232,900**
Status:	**Active**	County:	**Calgary**	Change:	**-$2k, 16-Jan**	Association: **Fort McMurray**

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

Lot Information
Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat: **Secured,Titled,Underground**

Finished Floor Area
Abv Sqft: **541**
Low Sqft:
Ttl Sqft: **541**

DOM
17

Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking
Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Hardwood,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Elevator,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	**Main**	**11`7" x 11`4"**	**Kitchen**	**Main**	**11`8" x 8`0"**
Dining Room	**Main**	**11`8" x 7`1"**	**Bedroom**	**Main**	**11`4" x 11`3"**
4pc Bathroom	**Main**	**5`1" x 7`8"**			

Legal/Tax/Financial

Condo Fee:
$498

Title:
Fee Simple
Fee Freq:

Zoning:
M-C2

Monthly

Legal Desc: **0410620**

Remarks

Pub Rmks: **Looking for your first home or a smart investment opportunity? This 1-bed, 1-bath condo, just off Stoney Trail, is the perfect fit! With hardwood floors throughout, a spacious living room, and a private balcony, it offers both comfort and practicality. The in-unit laundry is a huge bonus, making everyday life even easier. Whether you're a first-time homebuyer looking for a cozy place to call your own or an investor seeking a low-maintenance rental, this condo offers incredible value and unbeatable convenience. Close to major routes, shopping, and all the essentials, it's a great spot to start your next chapter!**

Inclusions: **N/A**

Property Listed By: **Century 21 Bravo Realty**

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