

4214, 1620 70 Street SE  
Calgary, Alberta

MLS # A2180627

**\$260,000**



<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	735 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn, No Neighbours Behind, Landscaped, Many Trees, Wetlands		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 516
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Closet Organizers, Storage		

**Inclusions:** NA

**\*\*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!