

**3420, 1620 70 Street SE**  
**Calgary, Alberta**

**MLS # A2185523**



**\$234,900**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	541 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 498
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, See Remarks		

**Inclusions:** N/A

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!