

4103, 1620 70 Street SE  
Calgary, Alberta

MLS # A2198885



**\$185,000**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	391 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 288
<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>	See Remarks		

**Inclusions:** n/a

This beautifully updated 1 bed, 1 bath condo offers the perfect blend of comfort and convenience. Featuring brand-new appliances, fresh paint, and in-suite laundry, this move-in-ready home is ideal for first-time buyers, downsizers, or investors. The open-concept living space boasts laminate flooring throughout, with cozy carpet in the bedroom and ceramic tile in the entryway and bathroom for added durability. Enjoy the spacious patio, perfect for BBQs and outdoor relaxation. With low condo fees of just \$288/month, covering all utilities except wifi this unit is both affordable and hassle-free. Located just off Stoney Trail, you're minutes from East Hills Shopping Centre, transit, and all essential amenities.