

**3419, 1620 70 Street SE  
Calgary, Alberta**

**MLS # A2204200**



**\$198,000**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	534 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 378
<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>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Welcome to Pointe of View in Applewood. This top-floor, 1 bedroom, 1 bathroom condo is just moments away from Stoney Trail, close to East Hills Shopping, and steps from the Rotary/Mattamy Greenway! A well-appointed full kitchen, spacious living room, and a private balcony, it offers both comfort and practicality. Also included is in-suite laundry, making everyday life a breeze. This home is located right beside the MAX Purple transit line, making your daily commute easy. The LOW condo fees include Water, Heat, and Electricity. Perfect for a first time home buyer, or savvy investor seeking a low-maintenance investment.