

# \$198,000 - 4406, 1620 70 Street Se, Calgary

MLS® #A2214371

**\$198,000**

1 Bedroom, 1.00 Bathroom, 526 sqft

Residential on 0.00 Acres

Applewood Park, Calgary, Alberta

Welcome home! A fantastic opportunity to own a 1 bedroom + den condo in the well-established community of Applewood. This well-appointed unit includes an open kitchen with lots of cupboards space, newer stainless steel appliances, in-suite laundry, a 4pc bathroom and patio doors that bring in loads of natural light that looks onto open grassy/pond space. The unit was freshly painted, new lvp flooring, updated lighting and hardware. The building is very secure with monitored security cameras. Condo fees include water, heat and electricity. Comes with an assigned parking stall close to the door. This complex is pet-friendly with board approval. Walking distance to Elliston Park, Tim Hortons and other bus stops. Easy access time Stoney Trail. Minutes away from the amenities of East Hills Shopping Centre - Costco, Walmart, Cineplex, Peter Lougheed Hospital and many others. A fantastic Opportunity!

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2214371  |
| Price          | \$198,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 526       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2004              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4406, 1620 70 Street Se |
| Subdivision | Applewood Park          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 7Y6                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Elevator(s)            |
| Parking Spaces | 1                      |
| Parking        | Assigned, Guest, Stall |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                          |
| Cooling           | None                                                                               |
| # of Stories      | 4                                                                                  |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Construction      | Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 2                |
| Zoning         | M-C2             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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