



GRASSROOTS
REALTY GROUP

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**4112, 1620 70 Street SE
Calgary, Alberta**

MLS # A2246368



\$219,900

Division:	Applewood Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	533 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 418
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C2 d116
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Perfect opportunity for first-time homebuyers and savvy investors alike—this stunning ground-floor unit in the heart of Applewood Park offers unbeatable value, comfort, and location. With a low condo fee of just \$417.66/month that includes ALL utilities, this turn-key property combines affordability with peace of mind. Step into a bright, open-concept layout complete with in-unit laundry, and enjoy the ultimate convenience of having the very first parking stall just steps from the main entrance (Stall Number #37). Located in a secure building within one of Calgary's most accessible SE communities, you're walking distance from parks, lakes, playgrounds, and public transit, and just minutes away from East Hills Shopping Centre, featuring Costco, Walmart, Cineplex, and more. Commuting is effortless with quick access to 17th Ave SE, Stoney Trail, Memorial Drive, and a short drive to downtown Calgary or Chestermere. Whether you're relaxing on your private back porch, exploring nearby trails and amenities, or building your portfolio in a high-demand rental area, this unit offers everything you need in a clean, quiet, and family-friendly neighbourhood. Don't miss your chance to own in Applewood Park, book your showing today and experience this opportunity in person!