



GRASSROOTS
REALTY GROUP

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**3409, 1620 70 Street SE
Calgary, Alberta**

MLS # A2266160



\$179,900

Division:	Applewood Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	535 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Elevator, Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 378
LLD:	-
Zoning:	M-C2 d116
Utilities:	-

Inclusions: None

Welcome to Pointe of View in Applewood—where comfort, convenience, and value meet. This top-floor 1-bedroom + den condo (534.5 sq. ft.) offers modern living with a peaceful, elevated feel—perfect for first-time buyers, downsizers, or savvy investors. Step inside to a bright, efficient layout featuring a comfortable primary bedroom and a versatile den that works well as a home office, fitness corner, or cozy media nook. The well-equipped kitchen, complete with four appliances, opens into the main living area, creating a practical combined space for relaxing, dining, or entertaining. From here, step out to your northwest-facing balcony—a great spot for morning coffee or evening BBQs. Enjoy the convenience of in-suite laundry with a stacked washer/dryer. The unit has been freshly painted and professionally cleaned throughout, offering true move-in readiness. Located in the heart of Applewood, you're just steps from Elliston Park, the MAX Purple transit line, and familiar favorites like Tim Hortons. East Hills Shopping Centre—with Costco, Walmart, Cineplex, and more—is only minutes away, while nearby Stoney Trail makes city travel simple. Outdoor enthusiasts will love being close to the Rotary/Mattamy Greenway, a 138 km network of scenic walking and biking paths circling Calgary. This well-managed building features secure access with monitored cameras, low condo fees that include heat, water, and electricity, and an assigned parking stall for added convenience. A bright top-floor unit in a peaceful, well-connected community—this is one you'll want to see!