



GRASSROOTS
REALTY GROUP

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**3205, 1620 70 Street SE
Calgary, Alberta**

MLS # A2211687



\$189,900

Division:	Applewood Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	392 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 414
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: none

This second-floor suite offers a hidden bonus: it comes with TWO parking stalls. 1 titled underground and 1 surface spot with a plug-in for wintertime. Admirably self-contained, it includes in-suite laundry, heat, electricity, newer vinyl plank flooring throughout the main living area, and linoleum in the entrance and bathroom. The spacious balcony is an excellent spot for relaxing and your BBQ, complete with a gas hook-up. This unit is ideally located just off Stoney Trail on the Max Purple line to downtown, and it is minutes from East Hills shopping center, the Rotary/Mattamy Greenway, and Elliston Park, where you can take in the summer Global Fireworks competition - and one final bonus: walking distance to Tim Hortons.