

# \$269,900 - 3320, 1620 70 Street Se, Calgary

MLS® #A2226634

## \$269,900

1 Bedroom, 1.00 Bathroom, 543 sqft

Residential on 0.00 Acres

Applewood Park, Calgary, Alberta

An outstanding opportunity for first-time homebuyers and investors to buy this magnificent apartment north of 17th Avenue. Built on the third floor with gorgeous views, this apartment includes a nice size Den, 1 bedroom, and an open kitchen space. Offering a convenient in-suite laundry, a 4 pc bathroom with sliding doors leading to an expansive balcony with tons of natural light. This Unit got nice upgrades with modern lights, feature wall, paint, kitchen and washroom upgrade. This building is secured with monitored security cameras. Enjoy the walk to the Elliston Park along the beautiful pond, down the street. Easy access time to Stoney Trail. Located only a short distance from downtown and the East Hills Shopping Centre's various conveniences, including Costco, Walmart, Dollarama, and Cineplex. The MAX Purple and other bus routes are accessible on foot. Tim hortons is just around the corner for a morning run, Schedule a tour with your favourite Realtor today!

Built in 2004

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2226634  |
| Price      | \$269,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 543               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3320, 1620 70 Street Se |
| Subdivision | Applewood Park          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 7Z2                 |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Park, Visitor Parking, Dog Park, Trash |
| Parking Spaces | 1                                      |
| Parking        | Assigned, Stall                        |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| # of Stories      | 3                                                                           |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Playground      |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 66             |
| Zoning         | M-C2 D116      |
| HOA Fees       | 394            |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Premiere Realty Direct

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