



GRASSROOTS
REALTY GROUP

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3404, 1620 70 Street SE
Calgary, Alberta

MLS # A2322855



\$189,900

Division:	Applewood Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	535 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, On Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d116
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Location, location, location! This south-facing, top-floor gem offers incredible value at under \$200,000. Perfect for a first-time buyer or professional, this one-bedroom plus massive "X" den/living room is a true find. Completely renovated in June 2026, this unit shines with brand-new luxury vinyl plank flooring, fresh paint, modern light fixtures, upgraded bathroom hardware, and new window treatments. This modern, move-in-ready space features convenient in-suite laundry with a stackable washer/dryer and includes an assigned outdoor parking stall located just steps from the front door. Love natural light? This unit is drenched in sunshine. If you value privacy and nature, you'll appreciate the peaceful balcony view overlooking a tranquil pond—perfect for birdwatching and relaxing. Low condo fees of \$383/month include ALL utilities: electricity, heat, water, sewer, and garbage disposal. Unbeatable convenience: Minutes from Stoney Trail for easy commuting. Close to East Hills Shopping Centre and Costco. Steps from Elliston Park, featuring extensive walking paths and a beautiful pond. Short distance to the International Avenue District, famous for its diverse dining and shops. A quick 20-minute drive to the Calgary International Airport. Affordable Ownership: At a list price of \$198,000, with 5% down and a 3.54% interest rate, you could own this condo for less than \$1,350/month (total payment including mortgage and all utilities). Note: Monthly payment estimates are based on current rates and are subject to change. Disclaimer: Photos featuring furniture have been virtually staged to showcase the potential of the space. Dogs up to 25kg are allowed but still subject to board approval. Like most other condo board, if you have a pitbull, doberman, rottweiler or german Shepherd, keep in mind

that these bread are considered as dangerous and most board today will not approve them.