



1620 70 Street Calgary Alberta

\$137,000

Top-floor bachelor apartment with no neighbours above and no unit on one side. Quiet, private, and easy to live in. The open layout is a main living area with a corner kitchen, a 4-piece bathroom, in-suite laundry, and a couple of convenient closets. Efficient 288 square feet with purposeful design: making it easier to clean and maintain. Ideally a Murphy bed or daybed would keep the floor clear for day-to-day living. Large balcony with vinyl decking replaced less than six months ago. Updates include a newer in-suite washer and dryer, carpet less than a year old, and a toilet less than a year old. Quick elevator access, one parking stall included. The low, \$201/month, condo fees include heat, water and electricity - adding to the affordability. Across the street from Elliston Park, including easy walking access for the annual GlobalFest fireworks. Close to East Hills (Walmart, Costco), bus stops, and Stoney Trail. Investor-friendly with the ability to rent the unit, making it an appealing low-maintenance rental opportunity. Also well suited to a first-time buyer or downsizer who wants low upkeep and a park across the street. (id:6769)

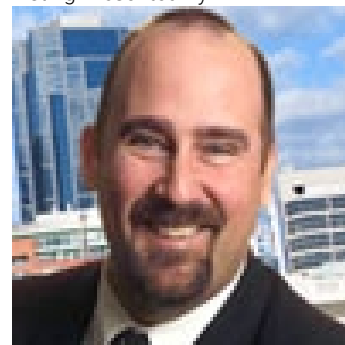
4pc Bathroom 4.92 Ft x 7.58 Ft

Bedroom 11.25 Ft x 7.42 Ft

Kitchen 8.00 Ft x 7.33 Ft

Other 9.83 Ft x 7.75 Ft

Listing Presented By:



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