

**804, 7038 16 Avenue SE**  
**Calgary, Alberta**

**MLS # A2206007**



**\$429,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Applewood Park  |               |                   |
| <b>Type:</b>     | Residential/Five Plus   |               |                   |
| <b>Style:</b>    | 4 Level Split   |               |                   |
| <b>Size:</b>     | 1,225 sq.ft.  | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Garage Faces Front, Guest, Off Street, Owned, Parking P |               |                   |
| <b>Lot Size:</b> | 0.06 Acre   |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Landscaped, Level, Paved, Private, Rectangular Lot, Treed       |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 378 |
| <b>Basement:</b>   | Crawl Space, Full, Partially Finished  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-CG   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Chandelier, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A  |                   |        |

**\*\*\*PRICE REDUCED\*\*\*WELCOME TO YOUR DREAM TOWNHOUSE IN APPLEWOOD!** In the heart of Applewood, this stunning end-unit townhouse offers the modern updates and spacious living. With recent renovations (2021) including **NEW FLOORING** , **NEW REFRIGERATOR**, **STOVE**, **COUNTERTOP**, **CABINETS**, this home is ready for you to move in and enjoy. Convenience is at your doorstep with Costco, Walmart, Tim Hortons, and Asian markets just a short drive away. Easy access to Stoney Trail ensures seamless connectivity to the city, while the bus stop is mere steps from your front door. **KEY FEATURES:** **END UNIT** for added privacy and natural light. **BARE LAND** Ownership means you **OWN** your land, providing a sense of permanence and value. **SUPER BIG LOT** of 2551 sqft, comparable to a single-family home, offering ample outdoor space. **12 FOOT CEILINGS** create a sense of grandeur and openness throughout the interior. Single Attached Garage at the front for secure parking. Three **GOOD-SIZE** Bedrooms provide ample space for rest and relaxation. Beautiful Kitchen with new cabinet design, perfect for culinary enthusiasts. Don't miss this rare opportunity to own a piece of paradise in Applewood. Schedule your private viewing today and make this incredible townhouse your home!