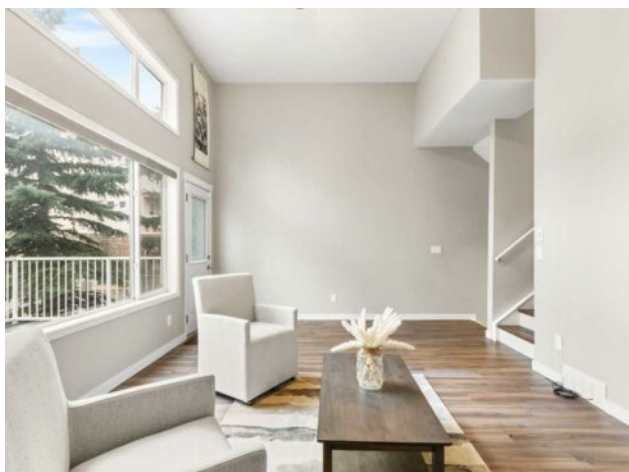


804, 7038 16 Avenue SE
Calgary, Alberta

MLS # A2237684



\$419,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Applewood Park | | |
| Type: | Residential/Five Plus | | |
| Style: | 4 Level Split | | |
| Size: | 1,358 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Driveway, Garage Door Opener, Garage Faces Front, On Street, Owned, Par | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Corner Lot, Few Trees, Landscaped, Level, Paved, Rectangular Lot | | |

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

LOCATION! LOCATION! LOCATION! 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!