

# \$429,000 - 804, 7038 16 Avenue Se, Calgary

MLS® #A2206007

**\$429,000**

3 Bedroom, 2.00 Bathroom, 1,225 sqft

Residential on 0.06 Acres

Applewood Park, Calgary, Alberta

**\*\*\*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!

Built in 2002

### **Essential Information**

MLS® #	A2206007
Price	\$429,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,225
Acres	0.06
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	804, 7038 16 Avenue Se
Subdivision	Applewood Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7Z5

### **Amenities**

Amenities	Park, Playground, Trash, Visitor Parking
Parking Spaces	3
Parking	Additional Parking, Garage Faces Front, Guest, Off Street, Parking Pad, Single Garage Attached, Owned
# of Garages	1

## Interior

Interior Features	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)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Crawl Space, Full, Partially Finished

## Exterior

Exterior Features	Balcony, Courtyard, Playground
Lot Description	Corner Lot, Landscaped, Level, Paved, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	20
Zoning	M-CG

## Listing Details

Listing Office	CIR Realty
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