



GRASSROOTS
REALTY GROUP

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**411, 2000 Applevillage Court SE
Calgary, Alberta**

MLS # A2276271



\$220,000

Division:	Applewood Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	754 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 514
Basement:	None	LLD:	-
Exterior:	Stone, Veneer, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

2 BED + 2 BATH | TOP-FLOOR SW EXPOSURE | UNDERGROUND PARKING Bring your toolbox and vision! This top-floor (4th) condo in Villages at Applewood offers a smart 2-bedroom, 2-bath layout with southwest exposure, in-unit laundry, and heated underground parking—all at a list price that leaves room for TLC and sweat equity. **Property Highlights:** RMS: 754 sq. ft. Balcony: Off the living area—perfect for a refreshable outdoor space **Parking:** Heated underground stall included **Building:** 2008 construction with elevators, secured & visitor parking **Monthly Condo Fees:** \$513.57 (includes heat, water/sewer, parking, professional management) **Location & Lifestyle:** Steps to Elliston Park (pond, pathways, dog park, playground) Minutes to Max Purple BRT on 17 Ave SE Short drive to East Hills Shopping Centre (Costco, restaurants, services) **Why This is a Value Find:** Interior shows wear—expect paint, patching, cosmetic updates, and appliance/cabinet refreshes Efficient floor plan and balcony offer easy ways to increase function and appeal **Ideal for investors, flippers, first-time buyers, or buy-and-hold landlords** **Who It’s For:** Investors & flippers seeking a fixer-upper with upside First-time buyers or downsizers comfortable with light renovations Landlords looking for a transit-friendly, park-side location tenants love **Included/Chattels:** All on-site items convey at closing in present condition: appliances, contents, keys/fobs, window coverings **Underground parking stall assigned** **Mandatory Disclosure:** SOLD “AS IS, WHERE IS.” Seller makes no representations or warranties No repairs, credits, or removals—what you see is what you get **Condo Board** will repair the broken windows **Quick Facts:** 2 Beds | 2 Baths | 754 sq. ft. | Balcony | Underground Parking | In-suite Laundry | 2008 Build |

Steps to Applewood Park Book your showing today—bring your contractor and imagine the after photos!