



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

MLS # A2276271



\$198,000

Division:	Applewood Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	754 sq.ft.	Age:	2008 (18 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!