



1224, 7038 16 Avenue SE
Calgary, Alberta

MLS # A2287542



\$425,000

Division:	Applewood Park		
Type:	Residential/Five Plus		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,327 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Parking Pad, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 376
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Garage Shelving

Welcome to this bright and functional 3-bedroom, 2.5-bath townhouse backing onto green space, offering a spacious multi-level floorplan ideal for families, couples, or those working from home. The main living area features tall ceilings and abundant natural light, creating an open and inviting atmosphere, complemented by fresh paint and engineered hardwood flooring. The upper level offers three bedrooms and 2 full bathroom, including a comfortable primary bedroom with ample closet space and attached ensuite bath. The fully developed lower level provides versatile additional living space, perfect for a recreation room, kids's play area, or home office. Additional highlights include an attached single-car garage, an extra-long driveway for additional parking, and recent roof replacement. Conveniently located near East Hills Shopping Centre, Tim Hortons, Elliston Park, transit, and with quick access to Stoney Trail, this home offers an excellent balance of space, functionality, and low-maintenance living. Backing onto green space, this property provides added privacy and a peaceful outdoor setting, making it a great opportunity for buyers seeking convenience and comfort.