



1224, 7038 16 Avenue SE  
Calgary, Alberta

MLS # A2295044



**\$375,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 376
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.