



**1208, 7038 16 Avenue SE
Calgary, Alberta**

MLS # A2193532



\$438,500

Division:	Applewood Park		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,323 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street, P		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, Paved, Tr		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 374
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Ground -Source Heat Pump - GSHPs

****PRICE IMPROVEMENT** OPEN HOUSE:** April 12th from 2PM to 5PM. Pride of ownership is instantly felt the minute you step into this bright and airy fully renovated townhome. This immaculate home has new flooring throughout, freshly painted walls and ceilings, and a living room with a large bay window and an impressive 12-foot ceiling, providing plenty of natural light and creating a warm, inviting atmosphere. Relax on the balcony that overlooks a green space and walking path. Enjoy the convenience of a cold climate heat pump HVAC system, providing cool summers and warm winters without the high electrical bill. This home also features a large water tank, high-efficiency furnace, furnace humidifier, and a smart Tekmar Invita thermostat, all installed in December 2023. The second floor features 3 bedrooms and 1.5 baths, while the fully finished basement offers a spacious flex room and a full bathroom. There is plenty of storage space under the stairs. A single attached garage sits on a driveway, allowing additional parking for your convenience. The home is in a fantastic location within walking distance to a coffee shop and bus stop traveling downtown. Amenities and shopping convenience are just a few minutes away from your home, leaving you with more time to live and less time traveling. **OPEN HOUSE:** February 22 & 23 from 1PM to 5PM.