



**GRASSROOTS**  
REALTY GROUP

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804, 7038 16 Avenue SE  
Calgary, Alberta

MLS # A2206007



**\$429,000**

Division:	Applewood Park		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,225 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Garage Faces Front, Guest, Off Street, Owned, Parking P		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot, Landscaped, Level, Paved, Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 378
Basement:	Crawl Space, Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

\*\*\*PRICE REDUCED\*\*\*WELCOME TO YOUR DREAM TOWNHOUSE IN APPLEWOOD! In the heart of Applewood, this stunning end-unit townhouse offers the modern updates and spacious living. With recent renovations (2021) including NEW FLOORING , NEW REFRIGERATOR, STOVE, COUNTERTOP, CABINETS, this home is ready for you to move in and enjoy. Convenience is at your doorstep with Costco, Walmart, Tim Hortons, and Asian markets just a short drive away. Easy access to Stoney Trail ensures seamless connectivity to the city, while the bus stop is mere steps from your front door. KEY FEATURES: END UNIT for added privacy and natural light. BARE LAND Ownership means you OWN your land, providing a sense of permanence and value. SUPER BIG LOT of 2551 sqft, comparable to a single-family home, offering ample outdoor space. 12 FOOT CEILINGS create a sense of grandeur and openness throughout the interior. Single Attached Garage at the front for secure parking. Three GOOD-SIZE Bedrooms provide ample space for rest and relaxation. Beautiful Kitchen with new cabinet design, perfect for culinary enthusiasts. Don't miss this rare opportunity to own a piece of paradise in Applewood. Schedule your private viewing today and make this incredible townhouse your home!