



**207, 1000 Applevillage Court SE
Calgary, Alberta**

MLS # A2210294



\$275,000

Division:	Applewood Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	745 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Oversized, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 667
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Vinyl Windows		

Inclusions: N/A

This beautifully designed 2-bedroom apartment offers the perfect blend of modern living and comfort. Situated in a prime location, it's within walking distance to schools, shopping, and a short drive to all the amenities you could need, while also providing spectacular views of the fireworks at GlobalFest right from your sunny, west-facing balcony. As you step inside, you'll be greeted by 9-foot ceilings that add to the spacious, airy feel of the home. The laminate flooring throughout the main living areas offers both style and durability. The white kitchen with stainless steel appliances and an eat up island is a dream for anyone who loves to cook or entertain, and the open layout seamlessly connects the kitchen to the living room, making it ideal for hosting guests or relaxing in comfort. The living room features a cozy fireplace, perfect for cooler evenings, while the balcony provides a perfect spot to soak in the sun with ample space for a BBQ! The primary bedroom is a true retreat, complete with a 4-piece ensuite and a walk-in closet, ensuring plenty of room for storage and organization. The second bedroom is spacious and versatile, ideal for a guest room, home office, or anything you need. Additional features of this remarkable apartment include in-suite laundry for ultimate convenience and an oversized underground parking stall that's large enough to accommodate a truck. With its unbeatable location close to schools, shopping, and transit, combined with stunning views of GlobalFest, this apartment is a rare find. Don't miss out on the opportunity to make this beautiful home yours! Call today for your own private showing!