

# \$439,000 - 804, 7038 16 Avenue Se, Calgary

MLS® #A2206007

**\$439,000**

3 Bedroom, 2.00 Bathroom, 1,225 sqft  
Residential on 0.06 Acres

Applewood Park, Calgary, Alberta

WELCOME TO YOUR DREAM TOWNHOUSE  
IN APPLEWOOD!

Nestled in the heart of Applewood, this stunning end-unit townhouse offers the perfect blend of 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!

Built in 2002

### **Essential Information**

MLS® #	A2206007
Price	\$439,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,225
Acres	0.06
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	804, 7038 16 Avenue Se
Subdivision	Applewood Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7Z5

### **Amenities**

Amenities	Park, Playground, Trash, Visitor Parking
Parking Spaces	3
Parking	Additional Parking, Garage Faces Front, Guest, Off Street, Owned, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior 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)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Crawl Space, Full, Partially Finished

### Exterior

Exterior Features	Balcony, Courtyard, Playground
Lot Description	Corner Lot, Landscaped, Level, Paved, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 2nd, 2025
Days on Market	7
Zoning	M-CG

### Listing Details

Listing Office	CIR Realty
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