# \$417,900 - 204, 7038 16 Avenue Se, Calgary

MLS® #A2226046

### \$417,900

3 Bedroom, 2.00 Bathroom, 1,331 sqft Residential on 0.06 Acres

Applewood Park, Calgary, Alberta

Open House: June 14 & 15, 1:00 PM - 4:00 PM. Welcome to this beautifully maintained end unit townhome offering exceptional natural light and a smart, functional layout! The bright and airy living room features soaring ceilings and a large window, creating a warm and inviting space. Flooded with natural light from large windows on the east, south, and west sides, the entire home feels open, cheerful, and welcoming. Step out onto the deck through the back door and enjoy the west-facing views.

The kitchen is in excellent condition and includes a spacious dining area, ideal for everyday living and entertaining. A convenient half bath completes the main level.

On the upper level, you will find three generous bedrooms, including a spacious primary bedroom that features a walk-in closet. A full 4-piece bathroom serves all bedrooms, offering comfort and convenience for family or guests.

Additional highlights include an oversized single attached garage, a newer roof, and pride of ownership throughout.

Located in a highly sought-after area with quick access to Stoney Trail, just a short walk to Elliston Parkâ€"home of the annual GlobalFest fireworks festivalâ€"and the BRT Max Purple line, and close to East Hills







Shopping Centre, this home offers a seamless blend of comfort, style, and urban convenience. Don't miss your chance to own this beautifully located gem!

#### Built in 2002

#### **Essential Information**

MLS® # A2226046 Price \$417,900

Bedrooms 3
Bathrooms 2.00
Full Baths 1

Half Baths 1

Square Footage 1,331 Acres 0.06 Year Built 2002

Type Residential

Sub-Type Row/Townhouse

Style 4 Level Split

Status Active

## **Community Information**

Address 204, 7038 16 Avenue Se

Subdivision Applewood Park

City Calgary
County Calgary
Province Alberta
Postal Code T2A 7Z6

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features High Ceilings

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Corner Lot, Landscaped, Level, Low Maintenance Landscape,

Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 12th, 2025

Days on Market 3

Zoning M-CG d44

## **Listing Details**

Listing Office TrustPro Realty

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