

1216, 7038 16 Avenue SE  
Calgary, Alberta

MLS # A2178167



## \$435,000

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,334 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Exhaust Fan, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 358
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Discover the comfort and convenience of this spacious end-unit townhouse located in the highly sought-after Applewood Park. This home features an oversized single garage with a driveway, along with additional visitor parking and street parking—a rare find. Inside, the open-concept living room boasts soaring ceilings and a cozy corner gas fireplace, with direct access to the backyard and a quiet walking trail, adding to its appeal. The well-designed second floor includes a fully equipped kitchen, dining area, and a balcony—perfect for relaxation. The third level offers a master suite with a 3-piece ensuite, plus two additional bedrooms and another full bath, balancing privacy and practicality. The fully developed basement provides flexible space for hobbies, a home office, or storage. With new flooring and a brand-new dryer, this home is ready to impress. Enjoy easy access to Stoney Trail, International Avenue, and East Hills Shopping Center, all with reasonable condo fees, making this townhouse an ideal opportunity for convenient living in Calgary.