

# \$448,500 - 1208, 7038 16 Avenue Se, Calgary

MLS® #A2193532

**\$448,500**

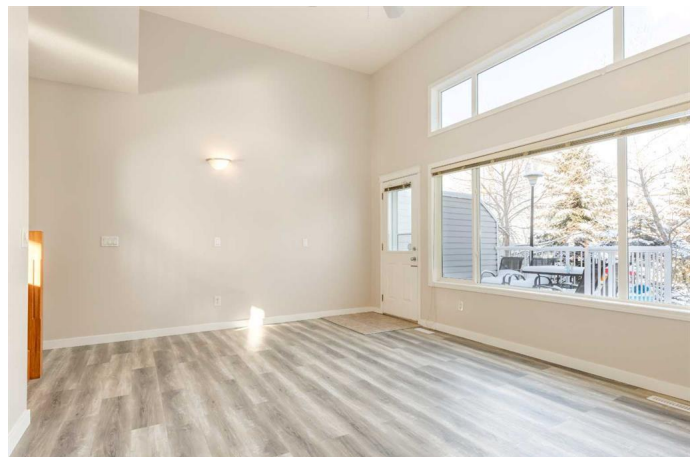
3 Bedroom, 3.00 Bathroom, 1,323 sqft  
Residential on 0.03 Acres

Applewood Park, Calgary, Alberta

**\*\*RECENTLY PRICE DECREASE\*\* OPEN HOUSE: March 15th & 16th from 2PM to 5PM.**

Pride of ownership is instantly felt the minute you step into this bright and airy fully renovated townhome. This immaculate home has new flooring throughout, freshly painted walls and ceilings, and a living room with a large bay window and an impressive 12-foot ceiling, providing plenty of natural light and creating a warm, inviting atmosphere. Relax on the balcony that overlooks a green space and walking path. Enjoy the convenience of a cold climate heat pump HVAC system, providing cool summers and warm winters without the high electrical bill. This home also features a large water tank, high-efficiency furnace, furnace humidifier, and a smart Tekmar Invita thermostat, all installed in December 2023.

The second floor features 3 bedrooms and 1.5 baths, while the fully finished basement offers a spacious flex room and a full bathroom. There is plenty of storage space under the stairs. A single attached garage sits on a driveway, allowing additional parking for your convenience. The home is in a fantastic location within walking distance to a coffee shop and bus stop traveling downtown. Amenities and shopping convenience are just a few minutes away from your home, leaving you with more time to live and less time traveling. OPEN HOUSE: February 22 & 23 from 1PM to 5PM.



Built in 2002

### Essential Information

MLS® #	A2193532
Price	\$448,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,323
Acres	0.03
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	1208, 7038 16 Avenue Se
Subdivision	Applewood Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7Z5

### Amenities

Amenities	Park, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Paved, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Other

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, Finished, Full

### **Exterior**

Exterior Features	Courtyard
Lot Description	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, Paved, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	46
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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