

# \$438,500 - 1208, 7038 16 Avenue Se, Calgary

MLS® #A2193532

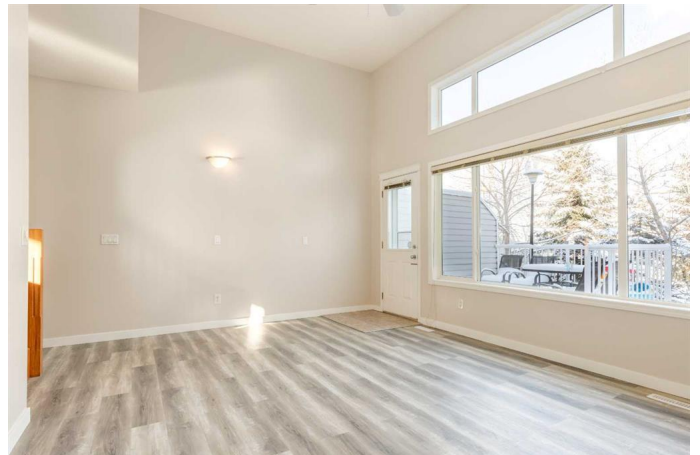
**\$438,500**

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

Applewood Park, Calgary, Alberta

**\*\*PRICE IMPROVEMENT\*\* OPEN HOUSE:**  
April 26th 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          | \$438,500     |
| 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      | Trash, Visitor Parking, Park                                                                           |
| Parking Spaces | 2                                                                                                      |
| Parking        | Off Street, Paved, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage Attached |
| # of Garages   | 1                                                                                                      |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Walk-In Closet(s), Ceiling Fan(s), Storage |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Electric Range       |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                   |
| Cooling           | Other                                                                                                   |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |

|              |                             |
|--------------|-----------------------------|
| Fireplaces   | Gas                         |
| Has Basement | Yes                         |
| Basement     | Finished, Full, Crawl Space |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 78                  |
| Zoning         | M-CG                |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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