204, 7038 16 Avenue SE
Calgary, Alberta

MLS # A2243976

$389,900

Division:	Applewood Park
Type:	Residential/Five Plus
Style:	4 Level Split

Size:	1,331 sq.ft.	**Age:**	2002 (23 yrs old)
Beds:	3	**Baths:**	1 full / 1 half

Garage:	Single Garage Attached
Lot Size:	0.06 Acre
Lot Feat:	Corner Lot, Landscaped, Level, Low Maintenance Landscape, Rectangular Lo

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Laminate, Linoleum		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	$ 379
Basement:	Full, Unfinished		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	M-CG d44
Foundation:	Poured Concrete		**Utilities:**	-
Features:	High Ceilings			

Inclusions:	N/A

Open House cancelled. 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 Park—home of the annual GlobalFest fireworks festival—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!