

**411, 2000 Applevillage Court SE
Calgary, Alberta**

MLS # A2250049



\$240,000

Division:	Applewood Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	754 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Every item, including furniture and appliances and anything found in the property, is included and SOLD AS IS

AS-IS OPPORTUNITY – VILLAGES AT APPLEWOOD | 2 BED + 2 BATH | UNDERGROUND PARKING | TOP-FLOOR SW EXPOSURE Bring your toolbox and your vision. This top-floor (4th) condo in Villages at Applewood offers a smart 2-bedroom, 2-bath layout with SW exposure, in-unit laundry, and underground parking—all at a list price that leaves room for TLC and sweat equity. RMS 754 sq ft with a balcony off the living area—an easy, refreshable space. Location & lifestyle: Steps to Elliston Park (pond, pathways, dog park & playground), minutes to the Max Purple BRT on 17 Ave SE, and a short drive to East Hills Shopping Centre (Costco, restaurants, services). Heated underground parking in the complex keeps winter simple. Building & fees: 2008 construction with elevators, secured and visitor parking. Monthly condo fees are \$513.57, including heat, water/sewer, parking, and professional management—great value for a low-maintenance lifestyle. What it needs (and why this is a value find): The interior shows wear—expect paint, patching, cosmetic repairs, and appliance/cabinet refreshes. With the efficient floor plan, balcony, and underground stall already in place, modest renovations can quickly lift function and appeal for living or renting. Who it’s for: • Investors & flippers seeking a fixer-upper with upside. • First-time buyers or downsizers comfortable adding value with light renovations. • Buy-and-hold landlords want transit-friendly, park-side location tenants love. (Area perks: park across the street, rapid transit close by, Costco & big-box retail minutes away.) Included/Chattels: Everything on site conveys with the property at closing, in its present condition—appliances, contents, keys/fobs, and window coverings, as applicable. In-unit laundry noted. Underground

parking stall assigned. Mandatory disclosure: SOLD “AS IS, WHERE IS.” Seller makes no representations or warranties of any kind. No repairs, credits, or removals—what you see is what you get—buyer to verify measurements (RMS), fees, parking, and all particulars to their satisfaction. Quick facts: 2 beds | 2 baths | RMS 754.1 sq ft | Balcony | Underground parking | In-suite laundry | 2008 build | Applewood Park across from Elliston Park. Book your showing, bring your contractor, and imagine the after photos.