

# \$417,900 - 204, 7038 16 Avenue Se, Calgary

MLS® #A2226046

**\$417,900**

3 Bedroom, 2.00 Bathroom, 1,331 sqft  
Residential on 0.06 Acres

Applewood Park, Calgary, Alberta

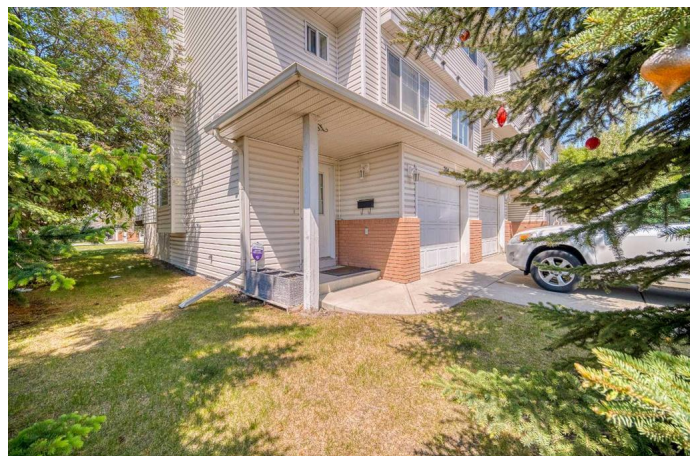
Open House: June 14 & 15, 1:00 PM - 4:00 PM. Welcome to this beautifully maintained end unit townhome offering exceptional natural light and a smart, functional layout! The bright and airy living room features soaring ceilings and a large window, creating a warm and inviting space. Flooded with natural 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. Donâ€™t miss your chance to own this beautifully located gem!

Built in 2002

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2226046      |
| Price          | \$417,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,331         |
| Acres          | 0.06          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 204, 7038 16 Avenue Se |
| Subdivision | Applewood Park         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A 7Z6                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | High Ceilings                                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, |

|              |                                |
|--------------|--------------------------------|
|              | Washer/Dryer, Window Coverings |
| Heating      | Forced Air, Natural Gas        |
| Cooling      | None                           |
| Has Basement | Yes                            |
| Basement     | Full, Unfinished               |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | None                                                                      |
| Lot Description   | Corner Lot, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 5               |
| Zoning         | M-CG d44        |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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