



THE
A-TEAM

**RE/MAX
FIRST**

2000 APPLEVILLAGE Court #213, Calgary T2A7Z4

MLS® #: **A2177783** Area: **Applewood Park** Listing Date: **11/08/24** List Price: **\$299,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Stall,Underground**

Finished Floor Area

Abv Sqft: **776**
 Low Sqft:
 Ttl Sqft: **776**

DOM

43
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Garden,Lighting,Playground**

Construction: **Concrete,Metal Frame,Other**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Built-in Features,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	8`0" x 5`0"	4pc Bathroom	Main	7`10" x 12`1"
Bedroom	Main	11`7" x 10`9"	Bedroom	Main	11`8" x 10`3"
Kitchen	Main	9`1" x 8`2"	Living Room	Main	14`11" x 14`3"

Legal/Tax/Financial

Condo Fee: **\$486** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**
 Fee Freq:

Monthly

Legal Desc:

0812396

Remarks

Pub Rmks: **Welcome to the Villages at Applewood! 2 Bed, 2 Bath, and one of the largest units in the building with over 776 SQFT of living space, this unit is surely a special one. This well-maintained unit comes with recently renovated flooring, upgraded appliances, and quick possession opportunity. As you enter the unit you are exposed to a bright and open floorplan featuring large windows and an updated kitchen. 2 generously sized bedrooms provide comfortable space with the primary featuring a walk-in closet and a renovated 4pc ensuite bathroom. Another 4pc bathroom & in-unit laundry adds comfort and convenience. Additionally, the underground parking offers comfort during those cold winter days. This unit is in close proximity to Costco, gas stations, shopping, coffee shops, many more amenities, parks, and recreational facilities. Situated minutes from Stoney Trail this unit offers quick access to all major routes within minutes. Don't miss out on the chance to call this beautiful unit your own. Book your showing today!**

Inclusions:
Property Listed By:

**NA
eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





