



THE
A-TEAM

**RE/MAX
FIRST**

2000 APPELVILLAGE Court #308, Calgary T2A 7Z4

MLS® #: **A2185296** Area: **Applewood Park** Listing Date: **01/14/25** List Price: **\$265,000**
 Status: **Pending** 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:

Finished Floor Area
 Abv Sqft: **749**
 Low Sqft:
 Ttl Sqft: **749**

Heated Garage, Parkade, Underground

DOM

18
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Open Floorplan, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`1" x 13`9"	Living Room	Main	14`9" x 14`3"
Bedroom - Primary	Main	11`7" x 9`8"	Bedroom	Main	11`8" x 9`11"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$514** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **0812396**

Remarks

Pub Rmks: **This 2 bedroom, 2 bathroom unit is the perfect layout for privacy! Outstandingly located just a 3 minute walk to shops including Tim Hortons. Across the street is Elliston Park boasting a playground, a dog park, picnic tables and pathways that wind around the tranquil pond. Also enjoy the close proximity to schools, the Max Purple Transit Line and East Hills Shopping Centre with a Costco and various other shops, services and restaurants. Truly an exceptional location! Then come home to warmth and comfort in this 3rd floor unit that comes with heated underground parking. The open floor plan allows for seamless connectivity between the crisp white kitchen and the relaxing living room perfect for entertaining. Spend the warmer months on the expansive balcony with a gas line encouraging casual summer barbeques. The main living spaces separate the bedrooms for ultimate privacy. The primary bedroom includes a large walk-in closet and a 4-piece ensuite making it a true owner's sanctuary. A second spacious bedroom and a second 4-piece bathroom add to the versatility for kids, roommates, guests or a home office. In-suite laundry and heated underground parking further add to your comfort and convenience. This wonderful unit has it all - move-in ready, a fantastic low-maintenance lifestyle and a prime location! Come see for yourself.**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Central)**

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









