

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. 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.