



## 2000 Applevillage Court Calgary Alberta

\$240,000

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: o Investors & flippers seeking a fixer-upper with upside. o First-time buyers or downsizers comfortable adding value with light renovations. o 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. ...

Primary Bedroom 11.58 Ft x 9.75 Ft

Other 8.00 Ft x 4.42 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Living room 14.67 Ft x 14.25 Ft

Other 9.75 Ft x 8.58 Ft

Other 3.00 Ft x 3.92 Ft

4pc Bathroom 11.67 Ft x 6.08 Ft

Bedroom 11.67 Ft x 9.92 Ft

Other 9.83 Ft x 5.33 Ft

Listing Presented By:



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