



**GRASSROOTS**  
REALTY GROUP

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**61 Applemont Place SE**  
**Calgary, Alberta**

**MLS # A2245073**



**\$535,000**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,277 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Hardwood, Laminate
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Concrete
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Discover comfort, style, and practicality in this beautifully designed 4-level split home—perfect for growing families or savvy investors. With a well-thought-out layout, modern updates, and a prime location, this property delivers unbeatable value. The top level boasts three oversized bedrooms, each crafted for relaxation and privacy—ideal for winding down after a busy day. On the main floor, a bright and expansive living and dining area is bathed in natural light, creating an inviting space for entertaining. The well-appointed kitchen features sleek stainless-steel appliances and plenty of prep space, making it a joy to cook and connect in. Step down to the first lower level, where you’ll find a cozy family room or home office, perfect for movie nights, productivity, or quiet downtime. Sliding glass doors open directly to the backyard, offering a seamless transition to outdoor living—great for summer BBQs, kids’ playtime, or relaxing under the stars. Additional highlights include an attached double garage, providing convenience and storage at this price point. With its spacious design, smart layout, and thoughtful touches throughout, this home truly stands out.