



**GRASSROOTS**  
REALTY GROUP

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**110, 2000 Applevillage Court SE  
Calgary, Alberta**

**MLS # A2255570**



**\$275,000**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	748 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas
<b>Floors:</b>	Hardwood
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Open Floorplan, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 514
<b>LLD:</b>	-
<b>Zoning:</b>	Residential
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to The Villages at Applewood. This affordable and inviting ground-floor 2 bedroom, 2 bathroom condo offers comfort, convenience, and a smart layout, making it a great choice for first-time buyers or investors. Step inside to an open-concept living space filled with natural light and finished with hardwood flooring. The kitchen is equipped with modern appliances (new refrigerator - Oct 2023, new dishwasher July 2023) and overlooks the bright living and dining area, creating a seamless flow that makes daily living and entertaining easy. From here, step out onto your private ground-level patio, ideal for morning coffee or relaxing evenings outdoors. The spacious primary bedroom includes a walk-in closet, while the versatile 2nd bedroom is perfect for family, guests, or a home office, with a full ensuite bathroom. 2 full bathrooms and convenient in-unit stacked laundry add practicality to your everyday routine. This well-kept complex also provides the peace of mind of underground assigned parking. With features like an efficient heating system, window coverings, this home is move-in ready. Located in family-friendly Applewood Park, you'll be just steps from schools, playgrounds, and shopping. Elliston Park is right nearby—famous for its annual GlobalFest fireworks and a great place to enjoy year-round walking paths and green space. Quick access to transit and major routes makes commuting across Calgary simple. This condo combines value, convenience, and lifestyle in one attractive package.