



GRASSROOTS
REALTY GROUP

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13 Appleside Close SE
Calgary, Alberta

MLS # A2257181



\$519,900

Division:	Applewood Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	867 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: Appliances in the basement: MW hood fan, fridge, stove, dishwasher

Welcome to this beautiful FULLY RENOVATED home offering a bright, open-concept floor plan. The main level features a welcoming foyer with a coat closet and a spacious living room with a large front window that fills the space with natural light. NEW U-shaped kitchen with modern finishes flows seamlessly into the dining area and living room, making it ideal for both daily living and entertaining. On main floor You will find two bedrooms, including a primary suite conveniently located near the renovated full bathroom, a linen closet, and a laundry closet with washer/dryer hookups. The fully finished basement, with its own side entrance, has updated an illegal suite with an open-concept kitchen, dining, and living room, plus a full bathroom and a spacious bedroom. The mechanical room includes laundry facilities and plenty of storage under the stairs. Backing onto a green park and offering room to build a future garage, this home is move-in ready and perfect for first-time buyers, empty nesters, or investors looking for a turnkey opportunity.