



GRASSROOTS
REALTY GROUP

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310, 1000 Applevillage Court SE
Calgary, Alberta

MLS # A2262965



\$249,900

Division:	Applewood Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	745 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 667
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Window coverings

Discover urban living at its finest in this stunning 2-bedroom, 2-bathroom top-floor corner condo, nestled in the vibrant Applewood Park community. Perfectly positioned just a short stroll from Elliston Park's scenic trails, playgrounds, and pet-friendly green spaces, this home is a dream for those who love outdoor adventures or relaxing on a sun-drenched west-facing balcony, equipped with a gas hookup for effortless BBQs and evening gatherings. Step inside to a spacious open-plan interior, where 9-foot ceilings and sleek luxury vinyl plank flooring create an airy, contemporary vibe. The heart of the home is a stylish kitchen featuring crisp white cabinetry, modern appliances, and a central island with a breakfast bar—ideal for casual meals or hosting friends. The adjacent living room, warmed by a cozy gas FIREPLACE, invites relaxation and connection. Unwind in the expansive primary bedroom, complete with a walk-in closet and a private 4-piece ensuite for a touch of luxury. The second bedroom, paired with another full 4-piece bathroom, offers versatility for guests, a home office, or roommates. In-suite laundry and a TITLED secure heated underground parking stall with a secure storage locker add everyday ease. Location is everything—this condo is steps from the Max Purple transit line for quick downtown trips, the lively shops and restaurants of 17th Avenue, and the bustling East Hills Shopping Centre, home to Costco, Walmart, and entertainment options. With Stoney Trail nearby, you're perfectly connected for commutes or weekend getaways. Tailored for first-time buyers, professionals, or investors seeking a move-in-ready gem, this condo blends modern comfort with an unbeatable location. Don't wait—schedule your private tour today and step into your new home!

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