



GRASSROOTS
REALTY GROUP

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323 Appleglen Place SE
Calgary, Alberta

MLS # A2266353



\$568,800

Division:	Applewood Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,040 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

4 BEDS | 2 BATHS | SPACIOUS LOT (6404 SF !!) | LARGE DECK | DOUBLE ATTACHED GARAGE | Prime Location! Welcome to this 4-level split home in the community of Applewood Park! This home is designed thoughtfully with every day function in mind, offering plenty of space and comfort for the whole family. Upstairs, you'll find two bedrooms and a newly renovated 3-piece bathroom. Just a few steps down from the main level is a spacious second living area, complete with a bedroom — an ideal spot for guests, a home office, or a playroom. The lower level adds another good-sized bedroom paired with another fully renovated 4-piece bathroom, adding extra flexibility for family or guests. The open kitchen features stainless steel appliances, ample cabinetry, and flows into a spacious dining area. Step outside to a beautiful deck that extends your living space outdoors, overlooking a enormous backyard, perfect for summer BBQs, kids's play, and get-togethers. A double attached garage and huge lot complete the package, offering exceptional value for this house. Located close to East Hills Shopping Centre, schools, parks, and major amenities, this home offers a wonderful mix of comfort, space, and convenience. Call your favourite agent for a showing today!