



GRASSROOTS
REALTY GROUP

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215 Appleglen Park SE
Calgary, Alberta

MLS # A2271865



\$599,999

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Applewood Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,663 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Laminate Counters, No Animal Home, Pantry, Storage | | |

Inclusions: N/A

Investor Alert! Walkout Basement Suite with Separate Entrance & STRONG RENTAL POTENTIAL Up & Down. (Subject to approval and permitting by the city/municipality) This 2-storey detached home offers exceptional investment potential with a walkout basement featuring a separate entrance, making it ideal for generating income from both the upper and lower levels. The main floor boasts a bright living room highlighted by a bay window, GAS STOVE a functional kitchen and dining area, and beautiful laminate hardwood flooring throughout. A charming custom wood display shelf adds warmth and character between the living and dining spaces. Upstairs, you'll find three spacious bedrooms, 2.5 baths, and a cozy family room—perfect for extra living space, a kids's hangout, or a home office. A second bay window and a skylight bring in plenty of natural light, creating an inviting atmosphere throughout the home. Step outside to the 12' x 12' deck, ideal for relaxing or entertaining. The property also features a NEW ROOF installed just a few years ago, providing peace of mind for years to come. Located on a quiet, family-friendly street, this home is perfect for families with young children or investors looking for a turnkey rental property in a desirable neighborhood. With the ability to rent the top and bottom separately, this property checks all the boxes for strong, long-term rental income.