



**215 Appleglen Park SE  
Calgary, Alberta**

**MLS # A2271865**

**\$599,999**



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

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

**Inclusions:** N/A

Investor Alert! Walkout Basement Suite with Separate Entrance &ndash; 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&rsquo;ll find three spacious bedrooms, 2.5 baths, and a cozy family room&mdash;perfect for extra living space, a kids&rsquo; 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&rsquo; x 12&rsquo; 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.