



GRASSROOTS
REALTY GROUP

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837 Applewood Drive SE
Calgary, Alberta

MLS # A2276289



\$608,888

Division:	Applewood Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,748 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		
Inclusions:	Pergola, Shed, Solar Panels/System		

Open House Sat Jan 10, 12pm to 2pm. Welcome to this well-maintained two-storey home located in the established southeast Calgary community of Applewood Park. Offering a functional layout, generous living spaces, and excellent natural light, this home combines comfort, versatility, and long-term livability in a mature neighbourhood setting. The main floor features soaring vaulted ceilings, hardwood flooring, and a bright living room anchored by a cozy gas fireplace. The spacious kitchen is thoughtfully designed with granite countertops, ample cabinetry, stainless steel appliances, tile flooring, and a breakfast bar, flowing seamlessly into the dining area. Sliding patio doors provide direct access to the backyard, making indoor-outdoor living effortless. Upstairs, you'll find well-proportioned bedrooms with hardwood flooring, including a comfortable primary bedroom with excellent closet space, along with an ensuite. The fully developed basement expands the living area with a large recreation room, flexible space ideal for a gym, media room, or home office, and plenty of additional storage. Additional highlights include main-floor laundry with direct access to the double attached garage, a solar panel system designed to deliver low to near-zero electrical bills, and triple-pane windows that enhance energy efficiency, insulation, and year-round comfort. Neutral finishes throughout and pride of ownership are evident in every space. Outside, enjoy a fully fenced backyard featuring a raised deck with gazebo and a storage shed—perfect for relaxing or entertaining. Conveniently located close to parks, schools, shopping, public transit, and major roadways, this home offers excellent accessibility while remaining tucked into a well-established Calgary neighbourhood. A move-in-ready opportunity offering space, comfort, and energy-efficient living in Applewood

Park.