



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**215 Appleglen Park SE**  
**Calgary, Alberta**

**MLS # A2286547**



**\$599,900**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,665 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		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

| 3 BEDS | 3.5 BATHS | DOUBLE ATTACHED GARAGE | SEPARATE ENTRANCE | Convenient Location! | Welcome to this 2-storey home located in the community of Applewood. The main floor features a bright living area highlighted by large bay windows and flows seamlessly into the kitchen and dining space. Sliding doors provide direct access to the spacious deck and backyard, perfect for enjoying the outdoors. A convenient 2-piece bathroom completes this level. Upstairs, you will find a primary bedroom with its own 4-piece ensuite, along with two additional good-sized bedrooms and another full 4-piece bathroom. A bonus room with large bay windows adds extra living space and completes the upper level. The basement features a separate entrance, a large living area, and a 3-piece bathroom, offering additional flexible space. Located close to shopping, parks, schools, transit, and more. Do not miss this opportunity. Call your favourite agent to book a showing today.