



19 Appletree Close SE
Calgary, Alberta

MLS # A2299190

\$599,999



Division:	Applewood Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,159 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Conservation, Lawn, Open Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: ALL Appliances IN THE BASEMENT KITCHEN

Welcome to this exceptionally well-maintained two-storey residence located in the established and family-friendly community of Applewood Park, offering a total of 5 bedrooms and 2.5 bathrooms, including a fully legal 2-bedroom basement suite—ideal for extended family living or generating additional rental income. Situated on a large lot, this property presents excellent potential for future redevelopment or the addition of a double detached garage, making it an attractive option for both homeowners and investors. The home features a functional and well-designed layout with clearly defined living spaces that have been carefully maintained over the years, reflecting pride of ownership throughout. Conveniently located close to shopping centres, schools, parks, and playgrounds, with quick access to major routes such as Stoney Trail, 17 Avenue SE, and 16 Avenue NE, ensuring easy commuting across the city. Just minutes from the rapidly expanding East Hills commercial area, offering a growing selection of retail, dining, and everyday amenities, this property combines comfort, convenience, and long-term value. A fantastic opportunity in a desirable neighbourhood—book your private viewing today.