



GRASSROOTS
REALTY GROUP

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32 Applemont Close SE
Calgary, Alberta

MLS # A2208394



\$479,000

Division:	Applewood Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	993 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage		

Inclusions: N/A

Charming Detached Home in Applewood – Perfect Starter or Investment! 3 Bedrooms | 2 Bathrooms | Detached 2-Car Garage (with power) | Fully Developed Basement Nestled on a quiet street in a peaceful neighborhood, this well-maintained home is ideal for first-time buyers or investors. Bright and inviting, it features a spacious primary bedroom, a sunlit kitchen opening to a large deck—perfect for summer BBQs and outdoor entertaining, and a comfortable main-floor living room, ideal for relaxing or hosting guests. The fully developed basement adds versatile space with an additional bedroom, 3-piece bathroom, and large basement living room—great for a family room, home gym, or play area. The detached 2-car garage includes power, offering excellent potential for parking, storage, workshop space, or hobby use. Enjoy peace of mind with a new roof (2021) and a prime location just steps from Applestone Playground and Applewood Park Community Centre, with tennis courts, outdoor rink, ball diamonds, and soccer fields nearby. Don't miss this fantastic opportunity—schedule a viewing today!