



GRASSROOTS
REALTY GROUP

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263 Applewood Drive SE
Calgary, Alberta

MLS # A2212107



\$609,900

Division:	Applewood Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,081 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

Nice Bilevel with walk-up, separate entrance to the basement from the rear of of the house (originally built by the Builder). Double garage attached. Master bedroom has a 4 piece ensuite bath. Basement fully developed (no development permits) with recreation room, 3pc bath, 1 bedroom and 1 den (just like a bedroom with a window but with no closet). The fully fenced back yard is completed with a huge deck, ideal for relaxing, entertaining and summer gatherings. Close to bus and park.