

**187 Applebrook Circle SE  
Calgary, Alberta**

**MLS # A2238667**



# \$535,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Applewood Park   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 964 sq.ft.   | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Covered, Double Garage Detached, Driveway, Enclosed,      |               |                   |
| <b>Lot Size:</b> | 0.08 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Interior Lot, Irreg |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s) |                   |      |

**Inclusions:** Wardrobe in the bedroom downstairs.

WELCOME TO THIS WELL-MAINTAINED BI-LEVEL HOME TUCKED AWAY ON A QUIET CUL-DE-SAC IN FAMILY-FRIENDLY APPLEWOOD PARK. The main floor offers a bright, practical layout with a spacious living room and formal dining area. Notable updates include a NEWER HOT WATER TANK AND ROOF, providing added peace of mind. The finished basement features ONE GOOD-SIZED BEDROOM, A FULL BATHROOM, AND A VERSATILE DEN—perfect as an office, guest room, or flex space. Enjoy a LARGE DECK AND EXPANSIVE BACKYARD WITH RV PARKING, plus a DETACHED DOUBLE GARAGE offering ample room for vehicles or storage. Ideal for INVESTORS, DOWNSIZERS, OR FIRST-TIME BUYERS, this home offers a great mix of space, comfort, and potential. Located just minutes from EAST HILLS SHOPPING CENTRE (Costco, Walmart, Cineplex, and more), with easy access to STONEY TRAIL, 68TH STREET SE, AND 17TH AVENUE SE, making daily commutes and errands easy. DON'T MISS YOUR CHANCE—Book your private showing with your favorite Realtor Today!