

780-832-5880

cord@gpremax.com

68 Applebrook Circle SE Calgary, Alberta

MLS # A2242639



\$480,000

Division:	Applewood Park					
Type:	Residential/House					
Style:	2 Storey					
Size:	1,274 sq.ft.	Age:	1996 (29 yrs old)			
Beds:	3	Baths:	2			
Garage:	Double Garage Detached, Off Street					
Lot Size:	0.08 Acre					
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot					

Floors:Laminate, Other, TileSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:Finished, FullLLD:-Exterior:Vinyl Siding, Wood FrameZoning:R-CGFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air	Water:	-
Basement: Finished, Full LLD: - Exterior: Vinyl Siding, Wood Frame Zoning: R-CG	Floors:	Laminate, Other, Tile	Sewer:	-
Exterior: Vinyl Siding, Wood Frame Zoning: R-CG	Roof:	Asphalt Shingle	Condo Fee:	-
	Basement:	Finished, Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
	Foundation:	Poured Concrete	Utilities:	-

Features: Laminate Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage

Inclusions: none

OPEN HOUSE - SAT Sept 6 from 11AM-1PM Move-in Ready in Abbeydale! This well-kept, vacant 2-storey home is tucked away on a quiet circle and offers great value with room to grow. Surrounded by mature trees in the front, you'll love the large living room with hardwood floors and big windows that bring in tons of natural light. The rear kitchen is spacious and functional, complete with durable tile flooring, a stainless steel french-door fridge, and built-in cabinetry that flows into the dining area, perfect for family dinners or hosting friends. The dining room overlooks the sunny backyard, featuring a low-maintenance patio setup with garden beds ready for your summer plans. Upstairs, you'll find 3 good sized bedrooms, all with hardwood floors and neutral paint. The finished basement offers even more space, with a large rec room, separate family room, full bathroom, and laundry. Updates include a new roof, new hot water tank, replaced Poly-B plumbing, and an oversized detached garage built in 2015 - a great spot for storage, hobbies, or a workshop. A solid home in an established neighbourhood with schools, parks, and easy access to major routes nearby. Quick possession is available, bring your furniture and move right in!