

240 Applewood Drive SE
Calgary, Alberta

MLS # A2272874

\$625,000



Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: none

Welcome to 240 Applewood Drive – an exceptionally well-maintained, show-home–condition bungalow offering over 100K in recent renovations and outstanding investment potential. This spacious property features 6 total bedrooms and 4 full bathrooms, including two primary bedrooms with ensuites. The main floor offers a bright, open-concept living room, a beautifully updated kitchen with a large pantry, and 3 bedrooms including a primary with ensuite, plus an additional full bathroom. The home is equipped with central air conditioning and separate laundry on both levels for added convenience. The fully finished walk-up basement includes an illegal suite with 3 bedrooms and 2 full baths, providing excellent income potential. The property is currently licensed as an Airbnb and can continue to operate as one, making it a strong investment opportunity. Additional highlights include a front attached garage featuring a built-in hot tub, a fully fenced backyard with a rear deck, and the option to purchase the property fully furnished. Conveniently located steps from transit, with quick access to 17 Avenue, Stoney Trail, and East Hills Shopping Centre. A rare find—this turnkey, renovated bungalow is perfect for homeowners and investors alike!