

**837 Applewood Drive SE  
Calgary, Alberta**

**MLS # A2276289**



# \$608,888

|                  |                                                                       |               |                   |
|------------------|-----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Applewood Park                                                        |               |                   |
| <b>Type:</b>     | Residential/House                                                     |               |                   |
| <b>Style:</b>    | 2 Storey                                                              |               |                   |
| <b>Size:</b>     | 1,748 sq.ft.                                                          | <b>Age:</b>   | 1994 (32 yrs old) |
| <b>Beds:</b>     | 3                                                                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                             |               |                   |
| <b>Lot Feat:</b> | Reverse Pie Shaped Lot                                                |               |                   |

|                    |                                                                                           |                   |      |
|--------------------|-------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | 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>   | Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Vaulted Ceiling(s) |                   |      |

**Inclusions:** Pergola, Shed, Solar Panels/System

Open House Sat Jan 10, 12pm to 2pm. Welcome to this well-maintained two-storey home located in the established southeast Calgary community of Applewood Park. Offering a functional layout, generous living spaces, and excellent natural light, this home combines comfort, versatility, and long-term livability in a mature neighbourhood setting. The main floor features soaring vaulted ceilings, hardwood flooring, and a bright living room anchored by a cozy gas fireplace. The spacious kitchen is thoughtfully designed with granite countertops, ample cabinetry, stainless steel appliances, tile flooring, and a breakfast bar, flowing seamlessly into the dining area. Sliding patio doors provide direct access to the backyard, making indoor-outdoor living effortless. Upstairs, you'll find well-proportioned bedrooms with hardwood flooring, including a comfortable primary bedroom with excellent closet space, along with an ensuite. The fully developed basement expands the living area with a large recreation room, flexible space ideal for a gym, media room, or home office, and plenty of additional storage. Additional highlights include main-floor laundry with direct access to the double attached garage, a solar panel system designed to deliver low to near-zero electrical bills, and triple-pane windows that enhance energy efficiency, insulation, and year-round comfort. Neutral finishes throughout and pride of ownership are evident in every space. Outside, enjoy a fully fenced backyard featuring a raised deck with gazebo and a storage shed—perfect for relaxing or entertaining. Conveniently located close to parks, schools, shopping, public transit, and major roadways, this home offers excellent accessibility while remaining tucked into a well-established Calgary neighbourhood. A move-in-ready opportunity offering space, comfort, and energy-efficient living in Applewood

Park.