

61 Applemont Place SE  
Calgary, Alberta

MLS # A2278186



**\$499,900**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,277 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<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>	Quartz Counters		

**Inclusions:** N/A

Situated on a quiet cul-de-sac in the community of Applewood Park, this well-designed 4-level split offers a functional layout with plenty of space for everyday living and future potential. The main floor features a comfortable living room, a dedicated dining area, and a kitchen finished with quartz countertops, along with a patio door that opens onto the back deck and fully fenced yard—ideal for relaxing or entertaining. This level also includes a convenient 2-piece powder room and the laundry area. Upstairs, the large west-facing family room is filled with natural light and anchored by a welcoming gas fireplace, creating a perfect gathering space. This level also offers three bedrooms, including the primary, along with a full 4-piece bathroom. The basement level has some development already completed and provides additional opportunity to add your own finishing touches. A double attached garage and extra driveway parking complete this home, making it a great option in a family-friendly Applewood Park location.