

**43 Applewood Drive SE  
Calgary, Alberta**

**MLS # A2281245**



# \$489,000

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Oversized, Workshop in Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

WELCOME TO THIS BEAUTIFULLY MAINTAINED BI-LEVEL IN THE HEART OF APPLEWOOD PARK! Thoughtfully updated and full of potential, this inviting home blends modern comfort with everyday functionality in a family-friendly community. Step onto the main level and be greeted by updated vinyl plank flooring, fresh paint, and contemporary light fixtures that create a bright, welcoming atmosphere. The kitchen features updated appliances and flows seamlessly into the dining area, where sliding doors lead you out to a beautifully updated deck perfect for summer barbecues, hosting friends, or simply unwinding outdoors. The main floor offers two well-appointed bedrooms, including a spacious primary retreat, along with a full bathroom designed for comfort and convenience. Downstairs, the partially finished basement provides two additional bedrooms, a half bath, and a dedicated laundry area with washer and dryer. The remaining unfinished space is a blank canvas, ready for the new owner to customize whether as a recreation room, home gym, or additional living area. Outside, this property truly shines. The oversized double detached garage measures an impressive 25.3' x 25.4' and is a mechanic's dream, complete with a car lift. Adjacent to the garage is a convenient carport, offering additional covered parking. The backyard provides ample space for entertaining, gardening, or creating your own private outdoor space. Located in the established community of Applewood Park, you'll enjoy a prime location just steps from Apple Stone Playground and the Applewood Park Community Centre, featuring tennis courts, an outdoor rink, ball diamonds, and nearby soccer fields. With pathways, schools, and parks all close by, this home offers a wonderful balance of convenience, recreation, and everyday comfort. Don't

miss this fantastic opportunity schedule your viewing today.