

70 Applemead Court SE
Calgary, Alberta

MLS # A2173457



\$509,900

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|------------------|--|---------------|-------------------|
| Division: | Applewood Park | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,062 sq.ft. | Age: | 1996 (28 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Alley Access, Double Garage Detached, Heated Garage, Insulated | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard, Pie Shaped Lot, Private | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Pantry, See Remarks, Soaking Tub | | |

Inclusions: Shelves in the Basement

Welcome to this charming bi-level home in the family-friendly Applewood neighbourhood of Calgary! Nestled on a quiet cul-de-sac, this pie-shaped lot offers extra space and privacy. The double detached heated insulated garage provides ample space for your vehicles and is also great for extra storage. Step inside to find a well-laid-out main level greeting you with a mudroom leading to a spacious living room, dining room, and kitchen—ideal for family gatherings. From the dining room, you have access to an upper deck that leads down to a lower deck, perfect for outdoor entertaining. The backyard features a cozy fire pit and is a good size for kids to play or for gardening enthusiasts. Three bedrooms and a full 4-piece bathroom complete this level, providing ample space for everyone. Head downstairs to discover a large rec room with a cozy wood-burning fireplace—perfect for movie nights or entertaining friends. The lower level also includes a laundry room with hookups and a central vacuum system, a utility room, another full bathroom, and an extra bedroom that could double as a home office or guest room. This home features a newer roof that is approximately 4-5 years old. Whether you're a first-time buyer looking for an entry-level home, a DIY enthusiast seeking a fixer-upper, or an investor with an eye for potential, this property has lots to offer. The location can't be beat! You're just steps away from Applewood Park, tennis courts, and an outdoor rink for year-round fun. East Hills Shopping Centre is nearby, offering a wide range of shopping options, including Costco and Walmart, plus coffee shops, restaurants, and even a cinema for entertainment. Enjoy easy access to major roads and highways for quick commutes. Ready to turn this renovation dream into reality?