



GRASSROOTS
REALTY GROUP

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83 Appletree Close SE
Calgary, Alberta

MLS # A2312122



\$525,000

Division:	Applewood Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	913 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting, Yard Lights		

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

Inclusions: Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, basement cabinet

Welcome to this well-maintained, MOVE-IN READY bungalow offering 4 bedrooms, 2 full bathrooms, and a fully finished basement, situated on a HUGE LOT with rear lane access. The main floor features a bright and spacious living room with a fireplace, a well-appointed kitchen with stainless-steel appliances, 3 generously sized bedrooms, and a full bathroom. Newer laminate flooring throughout the home adds warmth and durability while large windows provide an abundance of natural light. The fully finished basement offers additional living space complete with a large family/recreation room and a fireplace, a 4th bedroom, and a second full bathroom—ideal for a growing family, guests, or a home office. Recent improvements include NEW SHINGLES installed in 2025, LAMINATE FLOORING on all levels, and a RENOVATED MAINFLOOR BATH. Outside, you'll find a huge, fully fenced backyard with rear lane access, a large deck, a concrete pad perfect for indoor parking, basketball and other outdoor activities, and an oversized storage shed. This outdoor space provides plenty of room for entertaining, gardening, children, and pets. Conveniently located close to schools, parks, shopping, public transit, and other amenities, this home offers outstanding value and plenty of space both inside and out. A fantastic opportunity for first-time buyers, families, or investors. Book your private showing today!