



GRASSROOTS
REALTY GROUP

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19 Appletree Close SE
Calgary, Alberta

MLS # A2321710



\$569,999

Division:	Applewood Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,159 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Carport		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: ALL APPLIANCES IN THE BASEMENT KITCHEN

Welcome to this exceptionally well-maintained two-storey home located in the established and family-friendly community of Applewood Park. Offering a total of 5 bedrooms and 2.5 bathrooms, including a fully legal 2-bedroom basement suite, this property presents an excellent opportunity for homeowners, investors, or multi-generational families seeking comfort, flexibility, and long-term value. The upper level features 3 spacious bedrooms and a full bathroom, providing comfortable accommodations for a growing family. The main floor offers a functional layout with bright and inviting living spaces, a convenient powder room, and ample room for everyday living and entertaining. Large windows throughout the home allow for an abundance of natural light, creating a warm and welcoming atmosphere. The fully legal 2-bedroom basement suite offers a private and self-contained living space, complete with its own separate amenities, making it ideal for extended family members or as a valuable mortgage helper through rental income. Situated on a large lot, this property offers plenty of outdoor space and exciting future possibilities. The generous lot size may accommodate a future double detached garage, additional parking, or other redevelopment opportunities, subject to City of Calgary approval and all applicable zoning and development regulations. Buyers are encouraged to conduct their own due diligence regarding future development potential. Pride of ownership is evident throughout, with the home having been carefully maintained over the years. Whether you are looking for a move-in-ready family home or an investment property with income-generating potential, this residence offers outstanding versatility. Conveniently located close to schools, parks, playgrounds, shopping centres, public transit, and everyday amenities, residents enjoy easy access to everything they

need. Commuters will appreciate the quick connections to Stoney Trail, 17 Avenue SE, Memorial Drive, and 16 Avenue NE, allowing for efficient travel throughout Calgary. The home is also just minutes from the rapidly growing East Hills Shopping Centre and surrounding commercial developments, offering an expanding selection of retail, dining, entertainment, and essential services. Combining a legal basement suite, a large lot with future potential, a desirable location, and a well-cared-for interior, this property represents an exceptional opportunity for both immediate enjoyment and long-term investment. NEW CARPET, NEW KITCHEN COUNTER TOP, FRESHLY PAINTED. Don't miss your chance to own this versatile Applewood Park home—book your private showing today.