

\$325,000 - 45 Applewood Way Se, Calgary

MLS® #A2093707

\$325,000

4 Bedroom, 3.00 Bathroom, 1,336 sqft

Residential on 0.06 Acres

Applewood Park, Calgary, Alberta

Nestled in the heart of the vibrant Applewood community, this duplex offers a unique opportunity to infuse new life into a space brimming with potential. Spanning 1336 sq. ft. above ground with an additional 593 sq. ft. in a partially finished basement, the home is a canvas awaiting your personal touch. Featuring a total of 4 bedrooms, 2.5 bathrooms, this home is perfect for a growing family.

As you enter, you're greeted by an abundance of natural light that enhances the spacious living area, complete with a cozy fireplace – perfect for Calgary's chilly evenings. The layout flows effortlessly into the dining area and kitchen, hinting at gatherings and family meals. Step outside onto the large deck, an ideal spot for summer barbecues or quiet mornings with coffee. The home is capped off by the enormous primary suite, complete with a 4 piece ensuite bathroom, and spacious walk-in closet!

Living in Applewood means embracing a lifestyle surrounded by parks, schools, and ample shopping options – all conducive to a family-friendly atmosphere. This home, once cherished by its owner, is a hidden gem in a sought-after area. It's more than just a house; it's a story awaiting its next chapter with a loving family ready to make it their own!

Discover the promise of a home that blends



community spirit with the opportunity for personalization. Call for a private showing today!

Built in 1991

Essential Information

MLS® #	A2093707
Price	\$325,000
Sold Price	\$359,786
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,336
Acres	0.06
Year Built	1991
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	45 Applewood Way Se
Subdivision	Applewood Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A7M8

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 16th, 2023
Date Sold	November 17th, 2023
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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