

**32 Applemont Close SE**  
**Calgary, Alberta**

**MLS # A2208394**



**\$479,000**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	993 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Storage		

**Inclusions:** N/A

Charming Detached Home in Applewood &ndash; Perfect Starter or Investment! 3 Bedrooms | 2 Bathrooms | Detached 2-Car Garage (with power) | Fully Developed Basement Nestled on a quiet street in a peaceful neighborhood, this well-maintained home is ideal for first-time buyers or investors. Bright and inviting, it features a spacious primary bedroom, a sunlit kitchen opening to a large deck&mdash;perfect for summer BBQs and outdoor entertaining, and a comfortable main-floor living room, ideal for relaxing or hosting guests. The fully developed basement adds versatile space with an additional bedroom, 3-piece bathroom, and large basement living room&mdash;great for a family room, home gym, or play area. The detached 2-car garage includes power, offering excellent potential for parking, storage, workshop space, or hobby use. Enjoy peace of mind with a new roof (2021) and a prime location just steps from Applestone Playground and Applewood Park Community Centre, with tennis courts, outdoor rink, ball diamonds, and soccer fields nearby. Don't miss this fantastic opportunity&mdash;schedule a viewing today!