



THE
A-TEAM

**RE/MAX
FIRST**

307 APPLGLEN Place, Calgary T2A7V9

MLS®#: **A2154334** Area: **Applewood Park** Listing Date: **08/01/24** List Price: **\$575,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **6,361 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,300**
 Low Sqft:
 Ttl Sqft: **1,300**

DOM

49
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **0**

Access:
 Lot Feat: **Irregular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`9" x 11`1"	Kitchen With Eating Area	Main	13`10" x 10`2"
Bedroom - Primary	Main	11`11" x 9`5"	Bedroom	Main	13`10" x 9`3"
Bedroom	Main	9`7" x 7`11"	4pc Ensuite bath	Main	6`9" x 6`0"
4pc Bathroom	Main	7`2" x 6`0"	Sunroom/Solarium	Main	15`6" x 11`0"
Foyer	Main	5`5" x 3`5"	Game Room	Basement	27`9" x 17`6"
Bedroom	Basement	11`10" x 9`7"	4pc Bathroom	Basement	7`10" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9711444

Zoning:
R-C1

Remarks

Pub Rmks: **WELL MAINTAINED LARGE BUNGALOW PERFECT FOR LARGE FAMILY,4 BEDROOM,HUGE SUNROOM 15' X 11' , 3 FULL BATH (MASTER BEDROOM ENSUITE)DOUBLE ATTACH GARAGE(new shingles Aug 2024) HUGE PIE SHAPED LOT...CLOSE TO PARK,SHOPPING,SCHOOL AND BUS STOP...**

Inclusions:
Property Listed By: **none**
Hope Street Real Estate Corp.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









