



THE
A-TEAM

**RE/MAX
FIRST**

73 APPELMONT Place, Calgary T2A7S3

MLS®#: **A2176532** Area: **Applewood Park** Listing Date: **10/31/24** List Price: **\$560,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1995** Abv Sqft: **1,464**
Lot Information Low Sqft:
 Lot Sz Ar: **4,036 sqft** Ttl Sqft: **1,464**
 Lot Shape:

DOM

20
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Laminate, Linoleum**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings**
 Int Feat: **Bar, High Ceilings, Kitchen Island, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`10" x 9`9"	Kitchen	Main	14`8" x 12`5"
Dining Room	Main	9`4" x 8`10"	Family Room	Lower	17`5" x 11`11"
Bedroom	Lower	9`6" x 9`6"	4pc Bathroom	Lower	8`6" x 7`0"
Bedroom - Primary	Second	14`2" x 11`11"	Bedroom	Second	9`11" x 9`6"
4pc Bathroom	Second	7`4" x 5`10"	Laundry	Basement	11`8" x 4`11"
Exercise Room	Basement	11`7" x 10`10"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9312502

Zoning:
R-C1N

Remarks

Pub Rmks: **Welcome to this spacious 4-level split home with a perfect blend of functionality and style. The top-level features two generously sized bedrooms and a full bathroom, providing a peaceful retreat. The main level impresses with its large living and dining room combination, where open-to-above ceilings create an airy and grand atmosphere. The kitchen, complete with a central island, is perfect for cooking and casual gatherings. Step down to the first lower level, where you'll find a cozy family room, an additional bedroom, and a full bathroom. This level also offers convenient access to the backyard through sliding doors, making it ideal for entertaining or relaxing outdoors. The lowest level houses a versatile recreation room, currently set up as a gym, complete with a wet bar for added convenience. You'll also appreciate the ample storage space tucked beneath the third level and a laundry area. Completing the package is the attached double garage, offering plenty of space for vehicles and more. The carpets are all brand new, and the roof was replaced in 2021. This home perfectly matches those seeking space and versatility in a family-friendly setting.**

Inclusions:
Property Listed By: **n/a**
eXp Realty

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











