



THE
A-TEAM

**RE/MAX
FIRST**

35 APPLEFIELD Close, Calgary T2A 7P8

MLS®#: **A2183897** Area: **Applewood Park** Listing Date: **12/17/24** List Price: **\$574,649**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **3,928 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,180**
 Low Sqft:
 Ttl Sqft: **1,180**

DOM
4
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Landscaped,Street Lighting,Rectangular Lot,Treed**
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Central,Forced Air** Flooring: **Carpet,Ceramic Tile**
 Sewer: Water Source:
 Ext Feat: **Fire Pit** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Instant Hot Water,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **French Door,Jetted Tub,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	22`5" x 11`2"	Eat in Kitchen	Main	21`10" x 9`2"
Bedroom - Primary	Main	14`5" x 12`2"	Bedroom	Main	11`7" x 10`11"
Bedroom	Main	10`2" x 8`10"	4pc Bathroom	Main	0`0" x 0`0"
Family Room	Lower	23`5" x 14`7"	Kitchenette	Lower	14`7" x 11`7"
Bedroom	Lower	12`4" x 10`8"	4pc Bathroom	Lower	0`0" x 0`0"
Furnace/Utility Room	Lower	12`11" x 11`7"	Storage	Lower	7`5" x 6`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9210115

Zoning:
R-CG

Remarks

Pub Rmks: **Come see this loaded Family sized Bi-level with a walk-in the house from your Double front Attached garage with Vaulted Ceilings Bay Windows. SOLID OAK Kitchen Cabinets, Stainless Steel appliances with a country sized eat-in the Morning SUNshiny NOOK, French DOORS leading from the Primary Bedroom to a two-tier Sunny East Facing Deck. Head start on a possible 2-bedroom suite with some renovations and approvals from the City of Calgary. Bigger BASEMENT windows for more light and we even have AIR-CONDITIONING and Instant Hot Water!**

Inclusions:
Property Listed By: **Garden furniture...
Real Estate Professionals Inc.**

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





