

# \$480,000 - 68 Applebrook Circle Se, Calgary

MLS® #A2242639

**\$480,000**

3 Bedroom, 2.00 Bathroom, 1,274 sqft

Residential on 0.08 Acres

Applewood Park, Calgary, Alberta

**\*\*OPEN HOUSE - SAT Sept 6 from 11AM-1PM\*\*** Move-in Ready in Abbeydale! This well-kept, vacant 2-storey home is tucked away on a quiet circle and offers great value with room to grow. Surrounded by mature trees in the front, youâ€™ll love the large living room with hardwood floors and big windows that bring in tons of natural light. The rear kitchen is spacious and functional, complete with durable tile flooring, a stainless steel french-door fridge, and built-in cabinetry that flows into the dining area, perfect for family dinners or hosting friends. The dining room overlooks the sunny backyard, featuring a low-maintenance patio setup with garden beds ready for your summer plans. Upstairs, youâ€™ll find 3 good sized bedrooms, all with hardwood floors and neutral paint. The finished basement offers even more space, with a large rec room, separate family room, full bathroom, and laundry. Updates include a new roof, new hot water tank, replaced Poly-B plumbing, and an oversized detached garage built in 2015 - a great spot for storage, hobbies, or a workshop. A solid home in an established neighbourhood with schools, parks, and easy access to major routes nearby. Quick possession is available, bring your furniture and move right in!

Built in 1996

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2242639    |
| Price          | \$480,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,274       |
| Acres          | 0.08        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 68 Applebrook Circle Se |
| Subdivision | Applewood Park          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 7T2                 |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage, Pantry    |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer/Dryer, Range, Range Hood |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Other, Garden                                                    |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 86              |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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