

**28 Appletree Road SE
Calgary, Alberta**

MLS # A2202294



\$565,000

Division:	Applewood Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,046 sq.ft.	Age:	1982 (43 yrs old)
Beds:	6	Baths:	2
Garage:	Carport, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: Basement Appliances: Electric Stove, Hood Fan, Refrigerator

Welcome to this charming detached bungalow in the heart of Applewood Park, offering an incredible investment opportunity or the perfect home for a growing family! With 6 bedrooms, 2 bathrooms, and an illegal basement suite, this property is full of potential. Step inside to an inviting open floor plan, featuring a bright living area, a well-appointed kitchen, and three generously sized bedrooms on the main level. A separate entrance leads to the fully developed basement, which includes three additional bedrooms, a 3-piece bath, and a second kitchen—perfect for extended family or rental income. Newer appliances including dishwasher, hood fan, refrigerator, electric stove, newer windows and furnace. Outside, enjoy a private backyard with plenty of space for summer BBQs, kids, or pets to play. Located in a prime SE Calgary location, Applewood Park offers quick access to Stoney Trail, shopping, schools, parks, and public transit. Whether you're looking for a place to call home or a property where you can live at while earning passive income, this bungalow is a must-see! Book your showing today!