

5023 Applevillage Court SE  
Calgary, Alberta

MLS # A2164239



## \$435,000

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Applewood Park         |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,220 sq.ft.           | <b>Age:</b>   | 2004 (20 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.05 Acre              |               |                   |
| <b>Lot Feat:</b> | Few Trees, Landscaped  |               |                   |

|                    |                                 |                   |                 |
|--------------------|---------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Vinyl                   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 352          |
| <b>Basement:</b>   | See Remarks, Unfinished         | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Vinyl Siding                    | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -               |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |                 |

**Inclusions:** None

Nestled in an exceptional location, this spacious 3-bedroom, 1.5-bath townhouse offers the perfect combination of urban convenience and suburban comfort. Just steps away from excellent public transportation options, you'll enjoy quick and easy commutes, whether for work or leisure. Nearby parks provide a peaceful escape for outdoor activities, while the vibrant commercial district is filled with shopping, dining, and entertainment options to suit every taste. Inside, the home offers a well-thought-out floor plan with plenty of natural light, creating a warm and inviting atmosphere. The open living space seamlessly flows into a backyard featuring lush trees that provide a sense of privacy, making it an ideal spot for relaxation or outdoor gatherings. The 1.5 baths offer convenience for family and guests, while the large bedrooms provide ample space for unwinding. The unfinished basement presents a fantastic opportunity to customize this home to your unique needs, with potential for additional living space, a home office, gym, or recreation room. The possibilities are endless! With its unbeatable location and room for future customization, this townhouse is a rare find—ideal for anyone looking to enjoy the best of city living while still having space to grow.