



GRASSROOTS
REALTY GROUP

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91 Castleridge Crescent NE
Calgary, Alberta

MLS # A2224200



\$560,000

Division:	Castleridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,017 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this charming 3-level split home that offers comfort, character, and convenience. With a newer roof, updated siding, and a high-efficiency furnace, this property is move-in ready. Inside, you'll find 3 bedrooms and 2 full bathrooms thoughtfully laid out across a unique split level design. The developed basement adds even more living space with a spacious bedroom, full bathroom, cozy second living room, and a wet bar. Enjoy outdoor living in the large backyard featuring a raised deck and back alley access. The front attached garage, along with ample driveway and street parking, makes this home ideal for families looking for additional parking. This home is located with easy access to Metis Trail and just a short drive to CrossIron Mills and the Calgary International Airport. Full of charm and practical features, this home is a must see, don't miss out!