



GRASSROOTS
REALTY GROUP

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163 Castleridge Close NE
Calgary, Alberta

MLS # A2234225



\$399,900

Division:	Castleridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	868 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, On Street, Parking Pad, RV Access/Parking, See Re		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: N/A

Attention investors, renovators and buyers looking for a home to build equity with - this home is for you! It already has new windows, shingles and siding (~5 years ago), in addition to your vision of updates for the interior. Featuring an open floorplan with kitchen-dining-living room on the main floor, as well as 2 large bedrooms and 4 piece bath. On the lower level you'll find plenty of storage, a 3 piece bathroom, laundry, a 3rd bedroom, as well as a large flex space that could be a rec room, or easily converted to a 4th bedroom (the way it is currently used). Outside you'll find a spacious backyard with parking pad, large shed and huge deck. Out front is plenty of street parking and a green space across the road - no front neighbours! The home is less than a block from a school and playground, with quick access to major transport routes, transit, shopping and more schools. Don't wait, book an appointment to view today!