



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

123 Castleglen Road NE
Calgary, Alberta

MLS # A2239173



\$523,900

Division:	Castleridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	934 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Carport		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas, Wood	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Welcome to this 4-level split detached home, perfectly situated in the family friendly community of Castleridge! This property is ideal for FIRST TIME HOMEBUYERS, offering a fantastic opportunity to offset your mortgage with a 1-bedroom illegal basement suite, complete with its own separate entrance. Step inside and discover a functional layout across four levels, providing ample space for comfortable living. The main floor features a bright living area, while upper level offer spacious bedrooms and a bathroom. Enjoy the convenience of being just steps away from shopping centers, playgrounds, and schools, making daily errands and family outings a breeze. With its prime location and MORTGAGE HELPER potential, this home truly presents an incredible value. Don't miss out on this excellent opportunity to enter the housing market.