



**GRASSROOTS**  
REALTY GROUP

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

**31 Castleglen Crescent NE**  
**Calgary, Alberta**

**MLS # A2240650**



**\$520,000**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Separate Entrance		

**Inclusions:** Suite appliances

Open house this Sunday noon-2:00!!! The lot and location truly set this property apart! Nestled on a large corner lot along a peaceful, quiet street, this welcoming bungalow offers fantastic curb appeal that invites you home every time. Inside, the main floor features sliding patio doors, a bright bay window nook, laminate and tile flooring throughout, a raised breakfast bar, and the convenience of main floor laundry. A private separate entrance leads to the basement, offering great flexibility for extended family, guests, or rental potential. Downstairs, you'll find an additional bedroom, a 4-piece bathroom, a cozy nook, flex space, and a storage room — along with a freshly renovated basement kitchen (completed in 2024), providing a stylish and functional space ready for immediate use. The front yard is beautifully designed for curb appeal, while the backyard is set up for fun and relaxation, featuring a private patio area hidden behind the generous detached garage — ideal for summer gatherings or simply unwinding outdoors. With newer shingles and siding, this home is move-in ready and located close to schools, shopping, restaurants, and public transportation, making it a perfect fit for families and commuters alike.