



GRASSROOTS
REALTY GROUP

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132 Castlebrook Rise NE
Calgary, Alberta

MLS # A2243504



\$379,900

Division:	Castleridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,180 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions:	NA
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Fantastic Opportunity for First-Time Buyers or Investors! Welcome to this bright and charming 2-storey attached home nestled in the well-established community of Castleridge. Step inside to a functional and inviting layout featuring a formal entrance that opens into a spacious kitchen complete with rich dark cabinetry, stainless steel appliances, and a cozy dining area framed by an oversized window that floods the space with natural light. The spacious living room is anchored by a classic wood-burning fireplace and offers direct access to the expansive, south-facing backyard — a private oasis perfect for summer entertaining, gardening, or relaxing in the sun. Upstairs, you’ll find three comfortable bedrooms, including a generous primary suite with its own 4-piece ensuite. The unfinished basement provides endless potential to customize the space to suit your lifestyle needs — whether a home gym, rec room, or additional living space. Conveniently located within walking distance to schools, playgrounds, and local amenities. This is a wonderful opportunity you don’t want to miss — book your showing today!