



GRASSROOTS
REALTY GROUP

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143 Castlegrove Road NE
Calgary, Alberta

MLS # A2252966



\$539,900

Division:	Castleridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Shingle, Tile	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: N/A

*** OPEN HOUSE: Sunday 13 July 2 PM - 4 PM ***. Welcome to Castlegrove Road in the sought-after community of Castleridge — a charming 1,062 sq ft bi-level home ideally situated on a 3,659 sq ft corner lot in a quiet, family-friendly neighbourhood. This versatile property features 3 bedrooms on the main level, 2 additional bedrooms in the illegal basement suite, and a separate entrance, offering excellent “live up, rent down” potential. Newer hot water tank (2019) and brand new windows in living and dining. The home also boasts an oversized garage (21'4" x 23'4"). You'll appreciate the extra paved front parking and abundant street parking available. Conveniently located just steps away from parks, playgrounds, grocery stores, and two elementary schools — Escuela St. John Paul-II and OS Geiger School — both just steps away. The C-Train station and Superstore are only a 4-minute drive, making commuting easy. Currently rented with the main floor and basement rented separately, this property presents an excellent opportunity for first-time buyers or savvy investors looking to add to their portfolio. Don't miss out — this is a fantastic chance to own a well-maintained and income-generating property in a prime Calgary location!