



**GRASSROOTS**  
REALTY GROUP

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**128 Castlebrook Rise**  
**Calgary, Alberta**

**MLS # A2254624**



**\$458,000**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Modified Bi-Level		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, On Street, Outside		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Garden, Irregular Lot, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance		

**Inclusions:** None

This versatile property offers the perfect blend of comfortable living and strong rental income. Situated within walking distance to Westwinds LRT, Superstore, Prairie Winds Park, and Castlebrook Park, it provides convenience and lifestyle in one package. The home features three generous bedrooms upstairs, along with a spacious kitchen and dining area open to the living room and a renovated bathroom. The lower level offers two large bedrooms, a huge living room, and a 4-piece bathroom, creating a perfect separate living space. There isn't any carpeting throughout for easy maintenance. With two total rental units, generating \$3,500/month, this property is an excellent opportunity for investors or those looking to live up and rent down. Don't miss out—schedule your viewing today!