



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2259913**



**\$499,900**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	874 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>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this charming corner-lot bungalow in the family-friendly community of Castleridge, offering a perfect blend of comfort, functionality, and convenience. This home features a 2-bedroom main level and an illegal basement suite with 1 bedroom—ideal as a mortgage helper or for extended family living. Step inside the bright main floor, where you’ll find a spacious living room with large windows, a well-kept kitchen with ample cabinet space, and a cozy dining area. The main level is complete with two comfortable bedrooms and a full bathroom. The basement provides a fully developed suite with its own living area, kitchen, bedroom, and bathroom—adding flexibility and value to the property. Enjoy the benefit of a double detached garage and extra yard space thanks to the corner lot. This home is in a fantastic location: walking distance to Bishop McNally High School, close to shopping, parks, playgrounds, and the popular Genesis Centre. With easy access to major roadways and transit, commuting is a breeze. This property is perfect for first-time buyers, investors, or families looking for affordability paired with income potential. Don’t miss this opportunity—book your showing today!