



**GRASSROOTS**  
REALTY GROUP

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**95 Castlegreen Close  
Calgary, Alberta**

**MLS # A2260442**



**\$515,000**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<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	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** N/A

Welcome to 95 Castlegreen Close NE, a beautifully maintained family home located on a quiet street in the heart of Castleridge. This charming property offers a perfect blend of comfort, convenience, and value, featuring an open-concept main floor with a spacious living room, dining area, and a modern kitchen equipped with stainless steel appliances and ample counter space. With 3 bright and well-sized bedrooms, large windows that fill the home with natural light, and a sunny private backyard ideal for summer gatherings, this home is perfect for families and entertainers alike. The fully finished basement with a separate entrance includes an illegal suite, offering excellent potential for extended family living or rental income. Conveniently close to schools, parks, shopping, public transit and walking distance to Gurudwara Sahib. This is a rare opportunity you don't want to miss—book your private showing today!