



GRASSROOTS
REALTY GROUP

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49 Castlebrook Way NE
Calgary, Alberta

MLS # A2260522



\$399,000

Division:	Castleridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	746 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub, Walk-In Closet(s)		

Inclusions: n/a

Nestled on a quiet street in the community of Castleridge, this well-maintained semi-detached home offers over 1,300 sq ft of developed living space, featuring 3 bedrooms and 2 bathrooms, perfect for families, first-time buyers, or savvy investors. The bright and welcoming main floor boasts a spacious living room, flooded with natural light from large front windows. The modern kitchen is equipped with white cabinetry, stainless steel appliances, and opens into a dining area. From here, sliding patio doors lead to a sunny deck, perfect for summer BBQs and relaxing weekends. A large primary bedroom with a walk-in closet and a full 4-piece bathroom complete the main level. The fully finished lower level adds valuable living space with a large recreation/flex room, two additional bedrooms, and a convenient 3-piece bath, offering versatility for guests, home office space, or growing families. Step outside to a private, fully fenced backyard with a landscaped yard and a rear parking pad for added convenience. Enjoy the excellent location, just minutes from schools, parks, playgrounds, shopping, restaurants, and public transit. Don't miss out on this great opportunity, whether you're looking for a family home or a promising investment property, this one checks all the boxes. Book your private showing today!