



GRASSROOTS
REALTY GROUP

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7 Castleridge Way NE
Calgary, Alberta

MLS # A2266021



\$469,900

Division:	Castleridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,035 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: N/A

\$ POSITIVE CASHFLOW \$ | RENOVATED BUNGALOW | PRIME LOCATION | Welcome to this beautifully updated half duplex bungalow featuring a LEGAL BASEMENT SUITE — the perfect opportunity for investors or buyers seeking mortgage helper income! LOCATED IN A PRIME LOCATION OF CASTLERIDGE offering 5 bedrooms and 2.5 baths (3 up, 2 down), this property combines SOLID POSITIVE CASHFLOW with peace of mind from recent upgrades. The main floor showcases recent renovations, modern finishes, and a bright, open layout. The fully renovated legal basement suite includes two spacious bedrooms, 1.5 baths, separate entrance, and excellent tenants who wish to stay. Major updates include new siding and roofing, newer hot water tank, and three new basement windows currently being installed. Both suites have separate laundry and share utilities (60/40 split). This well-maintained property generates STRONG POSITIVE CASHFLOW with reliable tenants. Located in a quiet neighbourhood close to schools, parks, shopping, and transit. A turn-key investment with great tenants, great condition, and great returns. A must-see for investors or first-time buyers looking for income potential! Steps from schools (All Levels), bus stops, playgrounds. Residents can easily access grocery stores, restaurants, day-cares, and schools, making it a great location for families. The area's reputation as family-oriented supports both owner-occupier and rental demand.