



GRASSROOTS
REALTY GROUP

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19 Castlepark Way NE
Calgary, Alberta

MLS # A2273385



\$549,900

Division:	Castleridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	953 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Carport, Off Street, Parking Pad, RV Carport		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions:	Tool shed
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Beautiful Castleridge Bungalow with Separate Entrance to an (Illegal) Suite. Welcome to the Castleridge bungalow you've been waiting for! The main floor offers 3 bedrooms, 1.5 bathrooms, a bright living room with a cozy fireplace, a dining area, and an updated kitchen featuring granite countertops and stainless steel appliances. Step outside to a large covered deck, perfect for summer BBQs with friends and family, overlooking a spacious backyard with mature trees. The lower level includes a separate entrance, 2 generous bedrooms, a living area, kitchen, washer and dryer, and a 4-piece bathroom—an ideal setup for extended family or rental potential (illegal suite). Additional features include a long driveway that fits two large vehicles, ample street parking, side/backyard access with possible RV parking, acrylic stucco exterior, and updated windows. Located within walking distance to schools, Calgary Transit, grocery stores, and more!