



GRASSROOTS
REALTY GROUP

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171 Castlebrook Rise NE
Calgary, Alberta

MLS # A2274015



\$439,999

Division:	Castleridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,199 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG Residential - Grade-
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: NA

BIG LOT 4,531 sq.ft approx.| 45K BELOW ASSESSED VALUE | DETACHED 4 BEDS + REC ROOM | INVESTOR PROPERTY WITH FLIP POTENTIAL (4TH LEVEL UNFINISHED) | GREAT FIRST-TIME BUYER OPPORTUNITY | TOTAL OF ALL 4 LEVELS INCLUDING UNFINISHED: APPROX. 2,332 sq.ft| PROPERTY IS AS-IS WHERE IS| Welcome to this spacious 4-level split in the heart of Castleridge, offered at an excellent price on a large 4,531 sq.ft lot. This detached home provides four full levels of space (approx. 2,332 sq.ft total including unfinished areas), allowing flexibility for living, storage, and future development. The front of the property is hardscaped , offering ample parking convenience, with additional parking feasibility at the back depending on buyer needs. The main and upper floors include 3 bedrooms, a bright living room, dining area, and kitchen. The third level features a generous rec room and an additional bedroom, while the fourth level remains unfinished—ideal for future customization or equity-building projects. A partially finished jacuzzi room adds further versatility to the layout. Perfect for investors, renovators, or first-time buyers, this property is located close to schools, parks, transit, and shopping. A strong opportunity to secure a detached home in an established community at an excellent price point.