



**GRASSROOTS**  
REALTY GROUP

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**69 Castlebrook Way NE**  
**Calgary, Alberta**

**MLS # A2275725**



**\$378,873**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

69 Castlebrook Way NE | 2-Storey Half Duplex Located In The Family-Friendly Community Of Castleridge NE | This Home Features 3 Spacious Bedrooms On The Upper Level | Main Floor Offers A Bright Living Area With Plenty Of Natural Light Newer Windows | Bright Kitchen With Ample Cabinetry | The unfinished basement offers limitless potential to tailor the space to your lifestyle, whether you envision a home gym, recreation area, media room, or additional living space | Enjoy A Fully Fenced Backyard Perfect For Kids Or Pets & With Back Alley Access & (3) Parking spaces | Ideally Situated Close To Schools, Parks, Shopping, Public Transit, & Major Roadways, This Home Is Perfect For First-Time Buyers Or Investors. Immediate Possession Available.