



GRASSROOTS
REALTY GROUP

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173 Castlebrook Way NE
Calgary, Alberta

MLS # A2276408



\$409,975

Division:	Castleridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	963 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Smoking Home, See Remarks		

Inclusions: na

Savvy buyers must see!! This bi-level style duplex is newly remodeled, all new flooring, new paint, good quality appliances. Main floor boasts of 2 good sized bedrooms with a cheater door from master bedroom to main bath. No basement development, Excellent opportunity to develop to homeowner satisfaction. This property is vacant and shows extremely well. Call your realtor and enjoy this fantastic opportunity. New roof.