



**143 Castlegrove Road NE  
Calgary, Alberta**

**MLS # A2276781**



**\$525,000**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,066 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Shingle, Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Castlegrove Road in the sought-after community of Castleridge — a charming 1,062 sq ft bi-level home ideally situated on a 3,659 sq ft corner lot in a quiet, family-friendly neighbourhood. This versatile property features 3 bedrooms on the main level, 2 additional bedrooms in the illegal basement suite, and a separate entrance, offering excellent "live up, rent down" potential. Newer hot water tank (2019) and brand new windows in living and dining. The home also boasts an oversized garage (21'4" x 23'4"). You'll appreciate the extra paved front parking and abundant street parking available. Conveniently located just steps away from parks, playgrounds, grocery stores, and two elementary schools — Escuela St. John Paul-II and OS Geiger School — both just steps away. The C-Train station and Superstore are only a 4-minute drive, making commuting easy. Currently rented with the main floor and basement rented separately, this property presents an excellent opportunity for first-time buyers or savvy investors looking to add to their portfolio. Don't miss out — this is a fantastic chance to own a well-maintained and income-generating property in a prime Calgary location!