



**GRASSROOTS**  
REALTY GROUP

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**120 Castlebrook Rise NE**  
**Calgary, Alberta**

**MLS # A2281926**



**\$469,000**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,007 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters		

**Inclusions:** NONE

OPEN HOUSE SATURDAY JANUARY 31, 2026 1PM-4PM. Welcome to 120 Castlebrook Rise NE! This charming, well maintained corner lot bungalow offers both comfort and potential. The main level features 3 spacious bedrooms and a bright, open living area, perfect for everyday family living. The fully developed 2 bedroom basement provides additional space for extended family or guests. Situated on a generous 4,400+ sqft lot, this home is ideally located close to schools, shopping, parks, and public transportation, making it a convenient choice for families. With its functional layout, prime location, and versatile basement, this property is perfect for first-time homebuyers or savvy investors looking for a well cared for home with income potential. Don't miss out on this fantastic opportunity!