



**36 Castleglen Place NE
Calgary, Alberta**

MLS # A2282069



\$629,900

Division:	Castleridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	904 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this unique development opportunity in the NE community of Castleridge! Complete with approved development permit & plans for a rare 3 unit townhouse complex, including finished legal basement suites! That's a total of 6 units! This is located in a high demand rental community, which offers numerous schools, transit - including LRT, shopping and various other amenities. The property currently has a 900sqft bi-level home on it. Perfect for the savvy investor!