



GRASSROOTS
REALTY GROUP

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6 Castleglen Road NE
Calgary, Alberta

MLS # A2282855



\$399,900

Division:	Castleridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,212 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-25-29-W4
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters		

Inclusions: Electric Fireplace, Black Storage Cabinet in Basement, Shelving in Utility Room

WELCOME HOME! This beautifully updated semi-detached home is a standout opportunity for first-time buyers or savvy investors, offering exceptional value at under \$400,000. Thoughtfully maintained and extensively upgraded, this home delivers peace of mind and modern comfort. Major exterior improvements include a new roof, siding, and updated venting (2021, venting completed January 2026), along with a new high-efficiency furnace (September 2025) and plumbing updates throughout. Inside, the kitchen renovation completed in summer 2025 features ample cabinetry and generous (quartz!) counter space, with room to add a pantry or additional storage to suit your needs and all new stainless steel appliances. The 4-piece bathroom has been updated within the last two years, while the half bath received updates in December 2025. The bright and welcoming south-east facing living room is filled with natural light and showcases a charming bay window. The main level also offers the convenience of laundry, a large front entry closet, and an additional utility/storage closet for everyday organization. Upstairs, you'll find three bedrooms, a full bathroom, and linen storage. The basement has 2 flex spaces great for play, work, or your fresh and creative ideas. (Windows do not meet egress). The basement also includes plumbing rough-ins, providing future potential to add another bathroom and expand living space. Step outside to enjoy a gigantic fenced yard with endless possibilities—create a play area, patio, BBQ space, or explore the option of adding a future garage. Ideally located close to schools, shopping, parks, playgrounds, the Genesis Centre, Prairie Winds Park & wading pool, basketball courts, Don Hartman Arena, and the airport, with quick access to Stoney Trail and Deerfoot Trail for easy commuting. This home is a **MUST-SEE**—a solid,

move-in-ready property offering outstanding value in today's market.