



**48 Castleglen Court NE
Calgary, Alberta**

MLS # A2284575



\$659,999

Division:	Castleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,793 sq.ft.	Age:	1983 (43 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Law		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		
Inclusions:	N/A		

Welcome to this impressive two-storey home in Castleridge, proudly positioned on an oversized corner lot with a front-attached garage the perfect combination of space, functionality, and long-term value for a growing family or investor. Step inside to discover a bright and spacious main floor featuring both a formal living room and a comfortable family room ideal for entertaining guests while still having a separate everyday living space. Vaulted ceilings with a warm wood-grain finish and skylights flood the home with natural light, creating an airy, inviting atmosphere. The open-concept layout connects seamlessly to a large kitchen, with the dining area thoughtfully positioned between the living spaces for effortless flow and connection. A versatile main floor office or additional bedroom adds flexibility, bringing the total bedroom count to six perfect for large families or multi-generational living. Upstairs, you’ll find three generously sized bedrooms and two bathrooms. The oversized, renovated primary bedroom is a true retreat, complete with a private balcony and its own two-piece ensuite. This upper level provides ideal separation from the main living areas, offering comfort and privacy for the whole family. Now let’s talk about what truly sets this home apart. The fully developed 2-bedroom illegal basemen suite with a separate rear entrance offers exceptional income potential. Whether you’re looking to offset your mortgage with rental income, accommodate extended family, or create a private space for adult children, this layout delivers. The suite features its own kitchen, a spacious living area, two bright bedrooms, and a renovated bathroom a turnkey setup that makes this home both versatile and financially smart. With strong rental demand in the area, this is the kind of feature buyers actively look for. Homes that offer this much space, functionality, and income

potential on a corner lot don't come up often. Don't miss your opportunity book your private showing today.