



**228 Castleridge Drive NE**  
**Calgary, Alberta**

**MLS # A2290793**



**\$465,500**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry		

**Inclusions:** Eclectric Stove - Hood Fan - Freezer ( Basement )

Welcome to this great bi-level single-family home located in the desirable Castleridge community of Calgary NE. Offering approximately 1,925 sq. ft. of total livable space, this property provides excellent flexibility for families or investors. The main floor features 2 large bedrooms and 1 fully renovated bathroom, an open-concept layout with a spacious living and dining area, and a bright kitchen with ample cabinetry and stainless steel appliances. Laminate flooring throughout the main level and abundant natural light create a warm and inviting atmosphere. The fully developed basement includes 3 additional bedrooms, a 3-piece ensuite, a full bathroom, and a large kitchen with plenty of cabinets, making it ideal for extended family living. Enjoy a massive backyard complete with a over sized single detached garage. Conveniently located close to shopping centres, schools, public transportation, and the C-Train, this home offers both comfort and accessibility.