



12 Castlefall Road NE
Calgary, Alberta

MLS # A2293054



\$569,900

Division:	Castleridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,284 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Low Flow Plumbing Fixtures, Pantry, Storage		

Inclusions: Cedar Shed, All shelving in garage.

Welcome to this beautiful family home in the established northeast community of Castleridge — offered to market for the first time since 1991. Lovingly lived in and appreciated for decades, this unique three-level split is located in the estate area on a large lot with a desirable south-facing backyard. Freshly repainted with new carpets, LVP flooring and updated lighting, the home offers 4 bedrooms and 2.5 bathrooms, two comfortable living spaces, a dedicated dining room, kitchen nook, and a cozy lower level with wood burning fireplace. The primary bedroom features its own 3-piece ensuite, and the double front attached garage is a rare find at this price point. Castleridge is known for its family-friendly feel, with nearby schools, parks like Prairie Winds Park, everyday retail, and recreation at the Village Square Leisure Centre. Excellent access to major routes and transit adds to the convenience of this well-connected neighbourhood.