



**172 Castlebrook Road NE**  
**Calgary, Alberta**

**MLS # A2301129**



**\$535,000**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,342 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Granite Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** None

Welcome to this fully renovated home in the highly desirable community of Castle Ridge, offering over 1,884+ sq. ft. of total living space on an exceptional 45 ft wide lot (4,000+ sq. ft.) &mdash; perfect for first-time buyers and savvy investors alike. 5 BED 2.5 BATH, attached garage. This well-maintained property features 5 bedrooms and 2.5 bathrooms, including a fully developed basement with a separate side entrance, offering 2 bedrooms, 1 bathroom, and a kitchen space &mdash; ideal for extended family, is 2 bed illegal basement suite. The main floor welcomes you with a bright and spacious layout, showcasing a large living room, generous dining area, and a fully updated modern kitchen. Renovations throughout the home include new flooring, new countertops, upgraded appliances, modern fixtures, and LED lighting, while the upper level features new carpet and 3 well-sized bedrooms, including a primary bedroom with double closets, along with a full 4-piece bathroom. A convenient main floor bathroom adds extra functionality. The driveway is new concrete making it ideal for guest parking. Outside, enjoy a fully fenced backyard with back alley access, offering future development potential or additional parking options. The large wraparound deck is perfect for entertaining and relaxing. The home also includes a single attached garage and a large driveway accommodating up to 3 additional vehicles, for a total of 4 parking spaces. Location is unbeatable &mdash; just minutes from Westwinds plazas, shopping plazas, Superstore, schools, and transit. A high school is within walking distance, and elementary schools are just a short drive away. Situated in a high-demand rental area in NE Calgary, this property offers excellent long-term value and affordability. Whether you're a first-time homebuyer looking for a move-in-ready home or an investor

seeking strong potential, this property checks all the boxes.