



**64 Castledale Crescent NE  
Calgary, Alberta**

**MLS # A2303317**



**\$549,900**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,304 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Storage Shed

THE BIGGEST PIE SHAPE LOT IN THE AREA &mdash; BACKING ONTO 64 AVENUE! Welcome to this well-maintained 4-level split home situated on one of the largest lots in the community, offering a low-maintenance yard and exceptional convenience. This property features 4 bedrooms, 3 full bathrooms, and an illegal basement suite with a separate entrance, along with a single detached garage. Ideally located close to schools, parks, playgrounds, transit services, shopping centers, and with easy access to major highways, this home is perfect for growing families or investors. The main floor boasts a bright living room with a southwest-facing bay window, filling the space with natural light. The dining area offers a patio door that leads to a spacious deck and backyard. The kitchen is upgraded with granite countertops, stainless steel appliances, and a gas stove. Upstairs, you'll find a primary bedroom with ensuite, along with two additional bedrooms and a common full bathroom. The basement features a separate entrance, a cozy recreation room, an additional bedroom, a full bathroom, and a kitchen, making it ideal for extended family or rental potential. There is also a crawl space for extra storage. This home is perfect for families looking for space, convenience, and comfort, all within walking distance to schools. Don't miss out&mdash;book your showing today with your REALTOR&reg;!