



**49 Castlebrook Way NE  
Calgary, Alberta**

**MLS # A2303785**



**\$379,900**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	746 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<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>	Soaking Tub, Walk-In Closet(s)		

**Inclusions:** n/a

Nestled on a quiet street in the community of Castleridge, this well-maintained semi-detached home offers over 1,300 sq ft of developed living space with 3 bedrooms and 2 bathrooms, making it ideal for families, first-time buyers, or savvy investors. The bright and inviting main floor features a spacious living room filled with natural light from large front windows, while the modern kitchen showcases white cabinetry, stainless steel appliances, and opens seamlessly to the dining area. Sliding patio doors lead to a sunny deck, perfect for summer BBQs and relaxing weekends. The main level also includes a large primary bedroom with a walk-in closet and a full 4-piece bathroom. The fully finished lower level adds valuable living space with a large recreation/flex room, two additional bedrooms, and a convenient 3-piece bathroom, offering flexibility for guests, a home office, or growing families. Outside, enjoy a private fully fenced backyard with landscaped space and a rear parking pad for added convenience. Numerous updates have been completed over the years including a patio door (2025), dishwasher (2025), washer (2026) and dryer (2025), master bedroom and living room windows (2017), roof (2017), hardwood flooring on the main level (2017), basement flooring (2019), and furnace (Dec 2016). Located just minutes from schools, parks, playgrounds, shopping, restaurants, and public transit, this home offers both comfort and convenience—an excellent opportunity for homeowners or investors alike.