



**120 Castlegrove Road NE  
Calgary, Alberta**

**MLS # A2161708**



**\$755,000**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,231 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

This is a civil enforcement sale under Part 7 of the Civil Enforcement Act in Alberta. The listing agent has not been given access to the property and as a result all interior information has been obtained from a previous listing and city records. Showings of the property are not possible. This is a custom built home with many reported upgrades some which are; 9 Ft ceilings, 8 Ft doors on the main floor; island kitchen; granite counter tops; plus a fully self contained 2 bedroom illegal suite The over sized double garage is heated and insulated. The home is located close to schools, shopping and the LRT station. Excellent value here!!