



GRASSROOTS
REALTY GROUP

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**358 Castleridge Drive
Calgary, Alberta**

MLS # A2206419



\$500,000

Division:	Castleridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	823 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	High Efficiency, Fireplace(s)	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Other	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

THE MOST WALKABLE LOCATION IN NE! Walk to shopping, restaurants and restaurants, mosque, park, tennis courts and more! You basically have access to any business within a 5 minute drive. Amazing investment opportunity when you have a location like this, and also on a bus line, allowing you to rent to anyone for top dollar. About the house: Siding was done recently as well as the roof, and windows and side door. New Hot water tank, high-efficiency furnace, water softner.