



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**71 Castlebrook Way NE**  
**Calgary, Alberta**

**MLS # A2209170**



**\$409,900**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,182 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot, Landscaped, See Remarks		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Metal Siding , Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to this charming home located in the heart of Castleridge. This property offers a functional layout, featuring a bright and inviting living room that flows seamlessly into the dining area. The well-equipped kitchen provides ample space for meal preparation, perfect for family living or entertaining. Upstairs, you'll find comfortable bedrooms offering privacy and relaxation. The home has been updated with new vinyl floors throughout, adding both durability and a modern touch. The property also features low-maintenance aluminum siding. The spacious yard provides endless possibilities for outdoor enjoyment. Located in a family-friendly community, this home is within walking distance of schools, parks, shopping, and public transit, making it an ideal choice for those seeking convenience and comfort. Book your showing today!