



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 CASTLEGLLEN Crescent, Calgary T3J 1N3**

MLS® #: **A2158652**      Area: **Castleridge**      Listing Date: **08/26/24**      List Price: **\$559,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 11-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar: **4,800 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **None**

Finished Floor Area  
 Abv Sqft: **1,068**  
 Low Sqft:  
 Ttl Sqft: **1,068**

DOM

**24**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **4 Level Split**  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`3" x 10`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`1" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`11" x 9`6"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>12`3" x 10`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>9`2" x 8`6"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`6" x 9`0"</b>

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R-C1**

Legal Desc:

7911471

Remarks

Pub Rmks:

**| 4 BEDS | 2 BATHS | 2 KITCHENS | 2 LAUNDRY | Illegal Suite | Welcome to this newly renovated 4-level split home in the community of Castleridge. This property offers 4 bedrooms, 2 bathrooms, 2 kitchens, and 2 laundry areas. The main floor features an open-concept layout with a large bay window that fills the living space with natural light, complemented with vinyl-plank flooring throughout. The kitchen leads into the dining area and features new cabinetry, quartz countertops, a matching island, and a stylish marble backsplash. Upstairs, you'll find 2 good-sized bedrooms and a 4-piece bathroom with modern finishes. The lower level provides an additional living space with an open-style kitchen, 2 more bedrooms, and a 4-piece bathroom. Enjoy summer days on the large deck in the fenced-in backyard. The home also features a separate entrance with its own covered deck, providing both privacy and convenience. Plenty of parking with the large extended driveway at the front of the property can easily accommodate 4 vehicles. Located close to schools, parks, transit, shopping, and more! Contact your favourite agent for a showing today!**

Inclusions:

N/A

Property Listed By:

eXp Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











