



THE
A-TEAM

**RE/MAX
FIRST**

81 CASTLEBROOK Way, Calgary T3J 2A7

MLS®#: **A2158699** Area: **Castleridge** Listing Date: **08/19/24** List Price: **\$449,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1983**
 Lot Information
 Lot Sz Ar: **2,508 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Low Maintenance Landscape**
 Park Feat: **Single Garage Detached**

Finished Floor Area
 Abv Sqft: **1,203**
 Low Sqft:
 Ttl Sqft: **1,203**

DOM

30
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Garden,Playground** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**
 Int Feat: **Closet Organizers**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`11" x 4`3"	Living Room	Main	11`7" x 10`1"
Dining Room	Main	10`4" x 9`6"	Kitchen	Main	11`5" x 10`11"
2pc Bathroom	Main	5`3" x 4`3"	Mud Room	Main	5`4" x 5`0"
Bedroom	Second	10`4" x 8`6"	Bedroom	Second	8`10" x 8`5"
4pc Bathroom	Second	7`10" x 6`10"	Bonus Room	Second	6`6" x 5`5"
Bedroom - Primary	Second	14`10" x 9`9"	Laundry	Basement	10`10" x 6`1"
Furnace/Utility Room	Basement	5`11" x 4`6"	Family Room	Basement	20`6" x 9`3"

Flex Space

Basement

9`1" x 7`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C2

8111139

Remarks

Pub Rmks:

Location, location, location! This affordable 2-storey family home in Castleridge is an excellent opportunity for both families and investors. Located near transit, supermarkets, gyms, schools, and more, it offers great convenience. The home features 3 bedrooms and 1.5 bathrooms, with potential for additional rooms in the basement. It includes a fenced backyard, oversized single-car garage, well-maintained kitchen, and spacious living/dining areas with plenty of natural light. This well-located property is a must-see. Schedule a showing today with your favourite Realtor and take the first step toward your new home sweet home!

Inclusions:

N/A

Property Listed By:

Diamond Realty & Associates LTD.

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