

20 CASTLEBROOK Road, Calgary T3J 1R2

MLS®#: **A2158934** Area: **Castleridge** Listing Date: **08/20/24** List Price: **\$619,900**  
 Status: **Active** County: **Calgary** Change: **-\$30k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar: **4,467 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,041**  
 Low Sqft:  
 Ttl Sqft: **1,041**

DOM

**29**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Linoleum**  
 Sewer: Ext Feat: **Playground** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`7" x 3`7"	Living Room	Main	16`8" x 11`11"
Kitchen	Main	10`1" x 10`1"	Dining Room	Main	6`6" x 10`2"
4pc Bathroom	Main	12`3" x 5`0"	Bedroom - Primary	Main	11`11" x 12`4"
Bedroom	Main	11`11" x 12`4"	Bedroom - Primary	Main	11`11" x 8`6"
Bedroom	Basement	11`7" x 9`10"	Flex Space	Basement	11`7" x 7`5"
Bedroom	Basement	9`10" x 8`4"	Kitchen	Basement	10`5" x 11`4"
4pc Bathroom	Basement	6`6" x 4`11"	Laundry	Basement	13`4" x 9`5"

**Game Room**

**Basement**

**18`1" x 10`3"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**8010517**

Zoning:

**R-C1**

Remarks

Pub Rmks:

**INVESTORS ALERT, Welcome to a fully finished BI-LEVEL in the community of Castleridge. This property is WALKING distance to all amenities including , school, shopping, parks, Playgrounds, Train and bus. 3 bedrooms upstairs and a full bath room., Living room , kitchen, and a door leading to a deck to go to the backyard. basement fully finished with 2 bedrooms, functional kitchen (illegal), and a full bathroom and laundry area. Many upgrades including , High efficiency furnace and hot water tank, all windows, roof, sidings some appliances, new LVP in the basement. very close to o.s geiger elementary school. Conveient location , bigger lot and a back alley.**

Inclusions:

**none**

Property Listed By:

**Real Estate Professionals Inc.**

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