

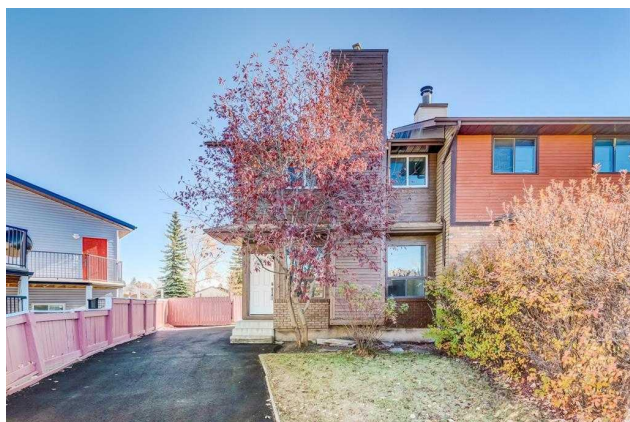


THE
A-TEAM

**RE/MAX
FIRST**

17 CASTLEGLLEN Road, Calgary T3J 1P2

MLS®#: **A2159357** Area: **Castleridge** Listing Date: **08/21/24** List Price: **\$479,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **5,556 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Front Yard,Landscaped**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,186**
 Low Sqft:
 Ttl Sqft: **1,186**

DOM

29
Layout
 Beds: **4 (3 1)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 4`6"	Dining Room	Main	8`5" x 9`9"
Kitchen	Main	10`8" x 9`7"	Living Room	Main	15`4" x 19`4"
4pc Bathroom	Upper	5`0" x 8`11"	Bedroom	Upper	8`8" x 9`11"
Bedroom	Upper	10`2" x 11`11"	Bedroom - Primary	Upper	13`6" x 9`6"
Bedroom	Basement	17`7" x 8`9"	Family Room	Basement	14`3" x 18`5"
Storage	Basement	6`1" x 5`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

7911471

Remarks

Pub Rmks: *****EXCELLENT taken care freshly renovated Designer style home nestled in a great location in the desirable community of Castleridge with 3 bedrooms 1.5 baths. Included in the upgrades are a NEW HIGH EFFICIENCY FURNACE, NEW ROOF, NEW KITCHEN and vanity in bathrooms with quartz countertops, vinyl plank flooring, carpets, paint, new window, doors and hardware, baseboards, LED potlights and the new asphalt driveway which allows for ample parking. When entering the home you will be greeted by a bright open-concept main floor with fireplace, half bathroom, a new modern kitchen that has ample cabinet space and a dining room with sliding doors leading onto a huge backyard to fill your imagination and provides a perfect for a gathering . Upstairs you will find three good size bedrooms, a 4 piece bath and the master has a large walk walk-in closet. The basement is FULLY-FINISHED with a rec room, den and a laundry area. This updated affordable home is TURN-KEY and MOVE-IN READY!! Centrally located close to schools, transit, Prairie Winds Park, plenty of shopping, dining, playgrounds & parks - this home has it all! Don't miss out on this great opportunity!**

Inclusions:
Property Listed By: **N/A
Real Estate Professionals Inc.**

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

