



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17 CASTLEGLLEN Road, Calgary T3J 1P2**

MLS® #: **A2159357**

Area: **Castleridge**

Listing Date: **08/21/24**

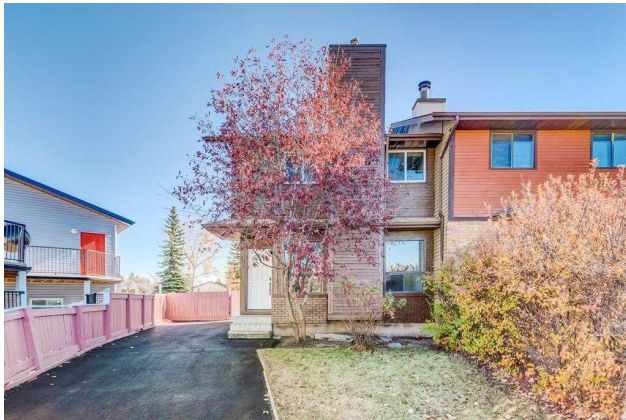
List Price: **\$479,900**

Status: **Active**

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:

Park Feat:

**Back Yard,Front Yard,Landscaped Parking Pad**

Finished Floor Area

Abv Sqft:

**1,186**

Low Sqft:

Ttl Sqft:

**1,186**

DOM

**92**

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

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7911471**

Zoning:  
**R-C2**

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**

