



**55 CASTLEPARK Road, Calgary T3J1R9**

MLS®#: **A2159526** Area: **Castleridge** Listing **08/30/24** List Price: **\$525,000**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)** Finished Floor Area  
 City/Town: **Calgary** Abv Sqft: **1,182**  
 Year Built: **1981** Low Sqft:  
Lot Information Ttl Sqft: **1,182**  
 Lot Sz Ar: **3,875 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Few Trees,Lawn,Rectangular Lot**  
 Park Feat: **Gravel Driveway,Off Street,Parking Pad**

DOM

**19**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Aluminum Siding ,Stucco**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**  
 Sewer: **Private Yard** Water Source:  
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Washer/Dryer Stacked**  
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`11" x 11`6"	Dining Room	Main	12`5" x 7`7"
Bedroom - Primary	Second	16`2" x 12`9"	Bedroom	Second	11`2" x 7`10"
Bedroom	Second	15`7" x 8`0"	Bedroom	Basement	14`2" x 8`9"
2pc Bathroom	Main	7`4" x 3`4"	4pc Bathroom	Second	8`0" x 4`11"
4pc Bathroom	Basement	6`0" x 5`4"	Laundry	Main	2`7" x 2`6"
Laundry	Basement	5`0" x 3`0"	Furnace/Utility Room	Basement	6`0" x 4`8"
Kitchen	Basement	16`4" x 9`6"	Kitchen	Main	12`5" x 11`2"

Title: **Fee Simple**  
Legal Desc: **7911471**

Zoning: **R-C2**

Remarks

Pub Rmks: **Discover this stunning, fully renovated duplex located in a prime neighborhood. Boasting 1,182 square feet of living space, this home features three spacious bedrooms and 1.5 bathrooms upstairs, providing a comfortable layout for family living. The entire house has been newly painted inside and out, giving it a fresh, modern feel. Enjoy cooking in the brand-new kitchens on both the main floor and in the basement, perfect for daily living and entertaining. The property includes a side entrance leading to an illegal basement suite, complete with 1 bedroom and its own laundry facilities—ideal for added convenience or rental income. Outside, you'll find a large, fenced backyard, perfect for kids, pets, or simply relaxing. Two newly painted expansive patios provide the perfect space for summer barbecues and outdoor gatherings. This duplex is a true gem in a sought-after location—don't miss your chance to make it yours!**

Inclusions: **2 Electric Range, 2 Refrigerator, 2 sets stacked laundry centers, 1 Dishwasher**  
Property Listed By: **CIR Realty**

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











