

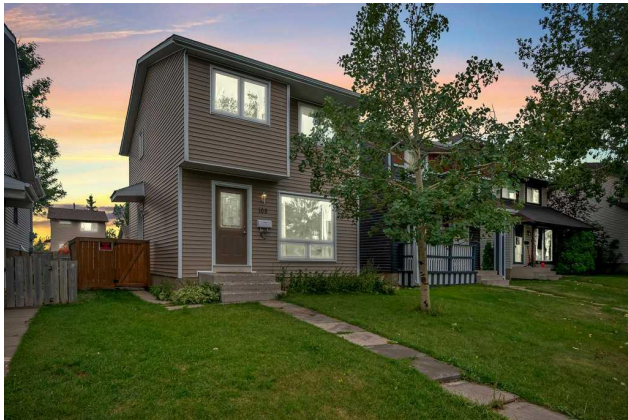


THE
A-TEAM

**RE/MAX
FIRST**

168 CASTLEGREEN Close, Calgary T3J1Y6

MLS® #: **A2160130** Area: **Castleridge** Listing Date: **08/23/24** List Price: **\$529,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **2,992 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,132**
 Low Sqft:
 Ttl Sqft: **1,132**

DOM

26
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`11"	Kitchen	Main	12`0" x 13`11"
Living Room	Main	15`0" x 17`6"	4pc Bathroom	Upper	6`10" x 8`8"
Bedroom	Upper	9`1" x 13`10"	Bedroom	Upper	8`0" x 10`1"
Bedroom - Primary	Upper	10`0" x 12`9"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-C2

Legal Desc:

8111020

Remarks

Pub Rmks: **Welcome to this well-maintained, north-facing 2-storey home located in the heart of Castleridge. Boasting a range of great upgrades, this property offers comfortable and inviting living spaces perfect for families. On the main floor, you'll find a cozy living room, a functional kitchen, and a dining area that opens up to your private backyard—ideal for relaxing or entertaining. Upstairs, the large primary bedroom is filled with natural light, featuring bright windows and a spacious closet. Two additional bedrooms and a full bathroom complete the upper level, providing ample space for the whole family. The unfinished basement, with a convenient side entrance, is a blank canvas waiting for your creative touch to transform it into the space of your dreams. Located within close proximity to schools, the Dashmesh Culture Centre, and Superstore, this home is perfectly situated for easy access to all the amenities you need. Don't miss out on this fantastic opportunity—call your favorite realtor today to book a showing!**

Inclusions: n/a
Property Listed By: **PREP Realty**

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