



THE
A-TEAM

**RE/MAX
FIRST**

120 CASTLEGROVE Road, Calgary T3J 1T5

MLS®#: **A2161708**

Area: **Castleridge**

Listing Date: **08/28/24**

List Price: **\$755,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **4,477 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

21
Layout
Beds: **7 (5 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`10" x 15`7"
Bedroom	Main	10`6" x 9`11"
Bedroom	Second	10`3" x 10`0"
Kitchen	Lower	14`2" x 12`11"
Family Room	Main	13`9" x 9`2"

Room	Level	Dimensions
Dining Room	Main	11`5" x 7`5"
Bedroom	Second	10`1" x 9`11"
Bedroom	Lower	13`1" x 9`8"
Kitchen	Main	15`10" x 11`6"
Bedroom - Primary	Second	15`9" x 13`1"

Bedroom
Bedroom
4pc Bathroom
5pc Ensuite bath

Second
Lower
Second
Second

16`3" x 11`1"
11`2" x 9`10"

Living Room
4pc Bathroom
3pc Bathroom

Lower
Lower
Main

14`10" x 13`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010517

Zoning:
R-C1

Remarks

Pub Rmks:

This is a civil enforcement sale under Part 7 of the Civil Enforcement Act in Alberta. The listing agent has not been given access to the property and as a result all interior information has been obtained from a previous listing and city records. Showings of the property are not possible. This is a custom built home with many reported upgrades some which are; 9 Ft ceilings, 8 Ft doors on the main floor; island kitchen; granite counter tops; plus a fully self contained 2 bedroom illegal suite The over sized double garage is heated and insulated. The home is located close to schools, shopping and the LRT station. Excellent value here!!

Inclusions:

None

Property Listed By:

RE/MAX Realty Professionals

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