



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**263 CASTLERIDGE Drive, Calgary T3J 1P3**

MLS® #: **A2163244**

Area: **Castleridge**

Listing Date: **10/05/24**

List Price: **\$539,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1980**

Finished Floor Area  
Abv Sqft: **880**  
Low Sqft:  
Ttl Sqft: **880**

DOM

**47**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **4,068 sqft**  
Lot Shape:

Parking

Ttl Park: **4**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Paved**  
Park Feat: **Parking Pad,RV Access/Parking,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground,Private Yard,Storage**

Construction: **Wood Frame**  
Flooring: **Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,See Remarks,Washer/Dryer**  
Int Feat: **No Smoking Home,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	32`2" x 23`4"
Bedroom	Main	35`5" x 44`3"
Kitchen	Main	26`3" x 27`3"
4pc Bathroom	Main	13`6" x 26`7"
4pc Bathroom	Lower	13`6" x 26`11"

Room	Level	Dimensions
Bedroom	Main	27`3" x 32`10"
Dining Room	Main	26`3" x 29`10"
Living Room	Main	44`3" x 57`1"
Bedroom - Primary	Lower	56`2" x 67`11"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**8010517**

Remarks

Pub Rmks: **LOCATION...LOCATION...LOCATION.....Welcome to this beautifully renovated 4-level split house, perfectly situated on a spacious 4000 square feet lot. Opportunity knocks for rental investment. 40'x100' lot allow future development potential of Back Yard Garage suite (subjected to city permit approval) that will be accessed from paved back alley, Extensive Renovation features : New Roof, New windows, New Siding, New High Gloss Kitchen cabinets with Quarts countertops, Stainless steel appliances, New paint, New LVP flooring, Upgraded bathrooms, Pot lights and other light fixtures. This stunning property features 4 bedrooms, 2 full bathrooms, The upper levels of this home boast a thoughtfully designed layout with 3 well-appointed bedrooms and a full bathroom. The expansive living area is flooded with natural light, thanks to the large windows that enhance the open and airy feel of the space. The dining area is perfect for family meals and entertaining guests. Don't forget the huge deck on west side of house for BBQ party. The Renovated U shape kitchen is generously sized, featuring modern Stainless steel appliances and ample Quartz counter space, making meal preparation a delight. The lower level is developed with Huge master bedroom with en-suite full bath. located close to Transit service, bus stop right in front of house, schools, shopping, Grocery store, superstore, gas station, Church, Sikh Temple/Gurudwara sahib, park and playground. This home is a perfect blend of style, comfort, and functionality. Don't miss the opportunity to make this renovated gem your own. Close to O.S. Geiger School Elementary school, Crossing park junior high school, and Nelson Mandela High school. Book your private showing, this property is not going to last longer!**

Inclusions:  
Property Listed By: **Royal LePage METRO**

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





















