



THE A-TEAM

RE/MAX FIRST

167 CASTLEBROOK Drive, Calgary T3J 1S8

MLS@#: A2165177 Area: Castleridge Listing Date: 09/14/24 List Price: \$690,000
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: 4,273 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,185
Low Sqft:
Ttl Sqft: 1,185

DOM

5
Layout
Beds: 5 (3 2 )
Baths: 4.0 (4 0)
Style: 4 Level Split

Parking

Ttl Park: 3
Garage Sz: 2

Access:

Lot Feat: Back Lane, Low Maintenance Landscape
Park Feat: Additional Parking, Double Garage Detached, RV Access/Parking

Utilities and Features

Roof: Asphalt Shingle
Heating: Fireplace(s), Forced Air, Natural Gas
Sewer:
Ext Feat: Storage

Construction: Concrete, Vinyl Siding
Flooring: Laminate, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Gas Stove, Refrigerator, Washer/Dryer
Int Feat: Ceiling Fan(s), Chandelier, No Smoking Home, Separate Entrance, Stone Counters, Walk-In Closet(s)
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, Bedroom, Foyer, Living/Dining Room Combination, Bedroom, Storage.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen With Eating Area, 3pc Ensuite bath, Bedroom, 4pc Bathroom, Kitchen, Bedroom, Laundry.

Furnace/Utility Room  
4pc Bathroom  
Entrance

Basement  
Basement  
Basement

8`1" x 5`4"  
6`4" x 5`6"  
8`3" x 3`5"

4pc Bathroom  
Entrance

Basement  
Basement

7`1" x 6`0"  
6`4" x 3`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8010517**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**LOCATION! LOCATION! LOCATION! LOCATION! Excellent value in CASTLERIDGE! This 4-level split offers 2372sq.ft. of living space. House has 5 bedrooms and 4 washrooms in total. Basement is LEGAL SUITE approved by City. Large Master bedroom with en-suite plus two additional bedrooms upstairs. Lower level finished with additional 2 bedrooms and huge family room and separate kitchen and 2 bathrooms. Fabulous location near schools, Community center, playground, shopping center and transportation. DOUBLE DETACHED GARAGE + RV PARKING on the concrete pad. Excellent home for living upstairs and renting downstairs for extra income. You can also rent upstairs and downstairs to make heavy income from property as this property can be great income generating property. Its must see. Call your favorite realtor to see it before it is sold.**

Inclusions:  
Property Listed By:

**Storage shed  
Real Estate Professionals Inc.**

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











