



THE
A-TEAM

**RE/MAX
FIRST**

144 CASTLERIDGE ROAD , Calgary T3J 2B7

MLS®#: **A2168814**

Area: **Castleridge**

Listing Date: **09/29/24**

List Price: **\$574,900**

Status: **Active**

County: **Calgary**

Change: **-\$24k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1983**

Lot Information

Lot Sz Ar: **4,725 sqft**
Lot Shape:

Access:

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

DOM

83
Layout
Beds: **5 (5)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **No Animal Home**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`6" x 11`7"
Kitchen	Main	11`9" x 11`6"
3pc Ensuite bath	Second	6`8" x 5`8"
Bedroom	Second	9`8" x 11`6"
Bedroom - Primary	Second	11`8" x 13`10"
Kitchen	Third	17`6" x 13`4"
Bedroom	Level 4	10`4" x 10`9"

Room	Level	Dimensions
Foyer	Main	5`9" x 13`3"
Living Room	Main	14`3" x 13`8"
4pc Bathroom	Second	6`6" x 7`9"
Bedroom	Second	8`7" x 11`7"
Family Room	Third	18`0" x 15`6"
3pc Bathroom	Level 4	5`9" x 10`11"
Bedroom	Level 4	11`5" x 10`11"

Furnace/Utility Room

Level 4

9`0" x 9`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8111020

Zoning:

RC1

Remarks

Pub Rmks:

This beautifully maintained 4-level split home is located in the highly desired community of Castleridge, close to playgrounds, schools, public transit, and grocery stores. The main level features a bright kitchen, dining area, and living room. Upstairs, you'll find 3 bedrooms, including a master bedroom with a private 3-piece ensuite, along with another 4-piece bathroom. The basement spans the third and fourth levels. The third level offers a spacious family room with a walkout and separate entrance, along with a fully equipped kitchen, making it perfect for an illegal 2-bedroom rental suite. The fourth level includes 2 bedrooms and a 3-piece bathroom. The property also includes a double detached garage, ideal for mechanics or handymen, with the added benefit of no sidewalks to clear in winter. The owner is also open to selling household items with the property for an additional cost.

Inclusions:

Property Listed By:

N/A

CIR Realty

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









