

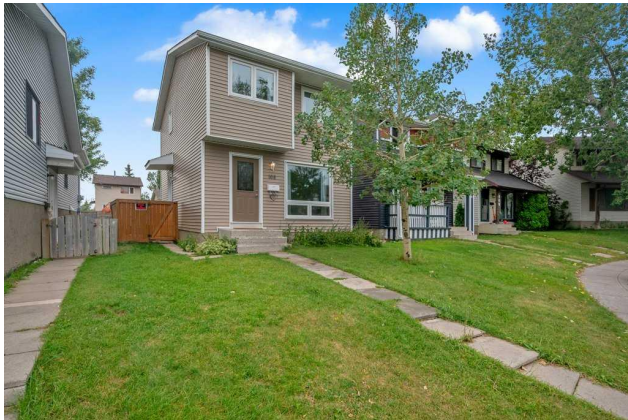


THE
A-TEAM

**RE/MAX
FIRST**

168 CASTLEGREEN Close, Calgary T3J1Y6

MLS®#: **A2172439** Area: **Castleridge** Listing Date: **10/10/24** List Price: **\$525,000**
 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
18
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 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

Legal Desc:

8111020

R-CG

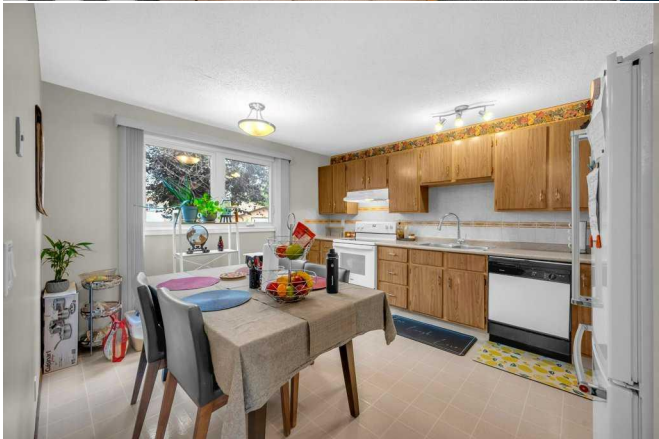
Remarks

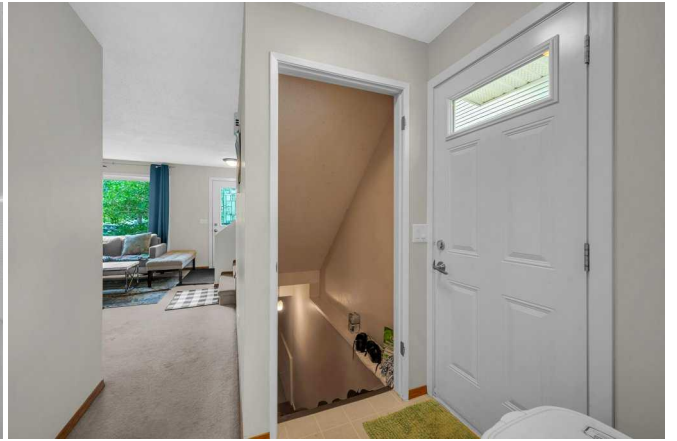
Pub Rmks: **Quick Possession ! Side Entrance ! Well maintained house ! Welcome to this beautifully maintained, north-facing 2-storey gem nestled in the vibrant heart of Castleridge. Perfectly designed for family living, this home offers an inviting blend of comfort and functionality, enhanced by thoughtful upgrades throughout. Step inside to a cozy living room that radiates warmth, leading into a well-appointed kitchen and an adjoining dining area. From here, step out into your private backyard oasis—perfect for family gatherings, BBQs, or simply unwinding in the fresh air. Upstairs, the sun-drenched primary bedroom is a peaceful retreat with large windows that flood the room with natural light and a spacious closet for all your storage needs. Two additional bedrooms provide flexibility for a growing family or a home office setup, complemented by a full bathroom on this level. The unfinished basement, featuring a separate side entrance, offers endless potential—whether you’re dreaming of a rec room, home gym, the space is yours to shape. Ideally situated close to top-rated schools, the Dashmesh Culture Centre, and Superstore, you’ll enjoy easy access to everyday conveniences and community hotspots. Seize this amazing opportunity—schedule a viewing with your favorite realtor today, and make this wonderful house your next home!**

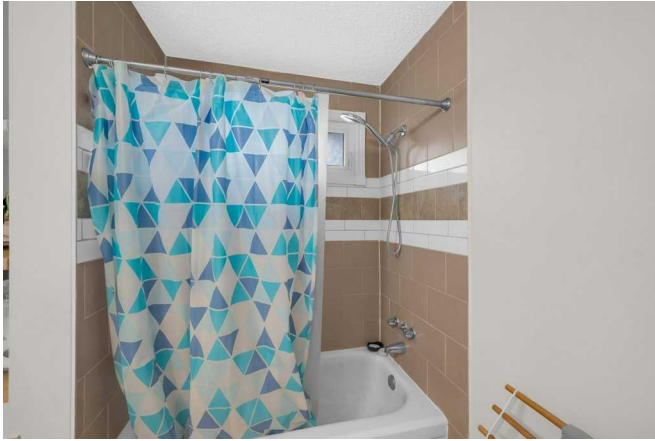
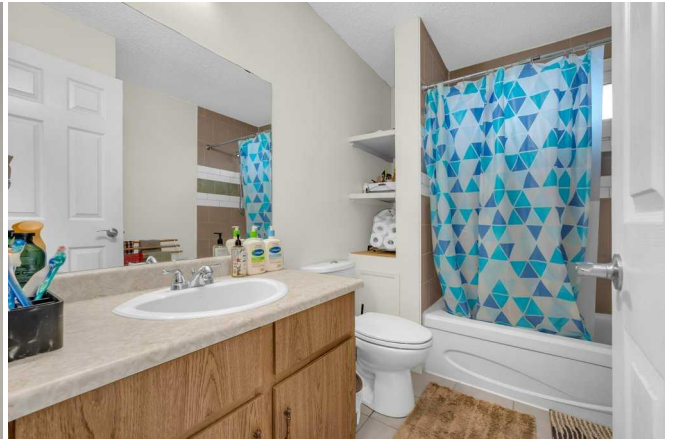
Inclusions:
Property Listed By: **N/A
PREP Realty**

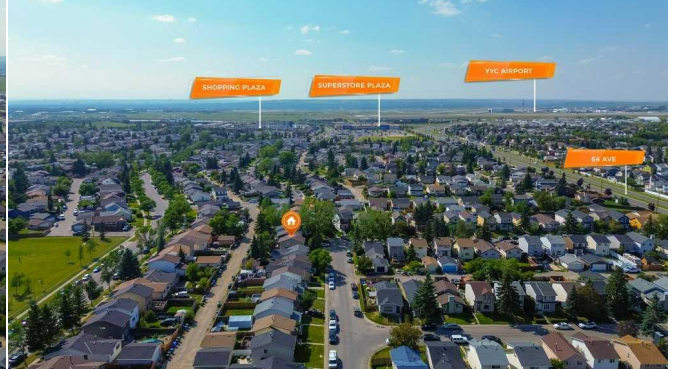
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





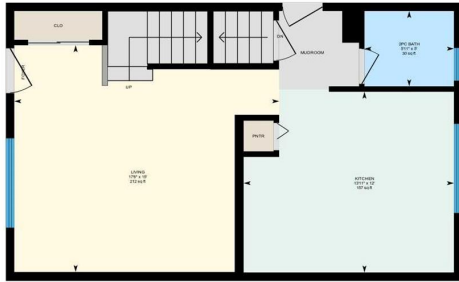






168 Castlegreen Close NE, Calgary, AB

Main Floor
Exterior Area 555.40 sq ft
Interior Area 503.91 sq ft



PREPARED: 2024/08/17

White regions are excluded from total floor area in KAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

168 Castlegreen Close NE, Calgary, AB

Upper Floor
Exterior Area 576.95 sq ft
Interior Area 523.01 sq ft



PREPARED: 2024/08/17

White regions are excluded from total floor area in KAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

168 Castlegreen Close NE, Calgary, AB

Basement (Below Grade)
Exterior Area 500.45 sq ft
Interior Area 451.43 sq ft



PREPARED: 2024/08/17

White regions are excluded from total floor area in KAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.