



THE
A-TEAM

**RE/MAX
FIRST**

148 CASTLEGREEN Close, Calgary T3J 1Y6

MLS®#: **A2178680**

Area: **Castleridge**

Listing Date: **11/12/24**

List Price: **\$550,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **3,509 sqft**
Lot Shape:

Access:

Lot Feat: **Pie Shaped Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,095**

Low Sqft:

Ttl Sqft: **1,095**

DOM

21

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet, Ceramic Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**

Int Feat: **Granite Counters, No Animal Home, No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`4" x 13`3"	Dining Room	Main	7`7" x 13`3"
Kitchen	Main	11`7" x 10`11"	2pc Bathroom	Main	4`6" x 5`1"
Bedroom - Primary	Upper	12`4" x 14`9"	4pc Bathroom	Upper	7`10" x 5`7"
Bedroom	Upper	12`1" x 7`11"	Bedroom	Upper	8`9" x 8`10"
Bedroom	Basement	10`7" x 9`0"	Kitchen	Basement	7`4" x 5`7"
Dining Room	Basement	6`10" x 7`3"	4pc Bathroom	Basement	8`2" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8110679

Remarks

Pub Rmks:

****Open House Saturday Nov 23rd 130 to 4pm** Welcome to 148 Castlegreen Close NE - A Beautifully Renovated 2-Storey Home in Castleridge This stunning home offers over 1,500 sq ft of well-designed living space and is perfect for families or investors. Located in the desirable Castleridge neighborhood, this property features a thoughtfully updated layout and an abundance of natural light throughout. Main Floor: The main floor boasts a spacious living room, a formal dining area, and a modern kitchen with elegant granite countertops and brand-new stainless steel appliances. A convenient 2-piece bathroom completes this level, making it ideal for family living and entertaining. Upper Floor: Upstairs, you'll find three generous bedrooms and a 4-piece bathroom, offering ample space for rest and relaxation. Basement Suite: The fully developed basement is a standout feature with an illegal suite, providing the potential for rental income or additional space for extended family. It includes a cozy 1-bedroom layout, a full kitchen, and a 4-piece bathroom. Outdoor Space: The large, pie-shaped lot provides plenty of room for outdoor activities and features a double detached garage, offering extra storage or parking space. Location: Enjoy the convenience of being within walking distance to transit, schools, parks, and amenities, making this an ideal home for those seeking both comfort and accessibility. Don't miss out on this fantastic opportunity to own a beautifully renovated home in a prime location. Book your private showing today!**

Inclusions:
Property Listed By:

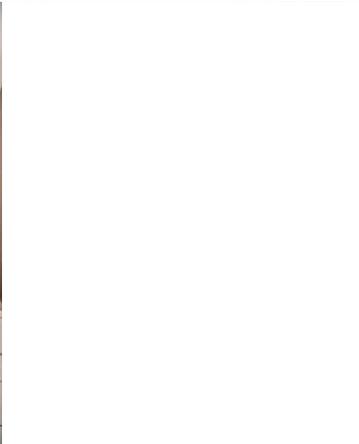
N/A
RE/MAX Real Estate (Central)

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













148 Castlegreen Close NE, Calgary - BASEMENT



Room	Dimensions
Bedroom	10'1" x 12'
Bath	7'4" x 5'7"
Kitchen	8'0" x 7'7"
Mechanical	10'1" x 12'
Mechanical/Laundry	10'0" x 12'
Hall	10'0" x 12'

This drawing is not intended to be used for any other purpose than that for which it was prepared. It is the responsibility of the client to verify the accuracy of the information provided. The client is responsible for obtaining all necessary permits and approvals. The drawing is not to be used for any other purpose than that for which it was prepared. November 11, 2024 A44-02842