



THE
A-TEAM

**RE/MAX
FIRST**

165 CASTLEBROOK Way, Calgary t3j 2a7

MLS®#: **A2178986**

Area: **Castleridge**

Listing Date: **11/14/24**

List Price: **\$530,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 29-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

942

Year Built:

1982

Low Sqft:

Lot Information

Ttl Sqft:

942

Lot Sz Ar:

2,583 sqft

Lot Shape:

DOM

19

Layout

Beds:

4 (2 2)

Baths:

2.5 (2 1)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Garden

Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Garden**

Construction:

Metal Siding ,Wood Frame

Flooring:

Carpet,Hardwood,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Water Distiller,Window Coverings

Int Feat:

Separate Entrance

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`10" x 12`0"	Kitchen	Main	8`9" x 8`8"
Bedroom	Main	12`8" x 8`10"	Bedroom - Primary	Main	12`8" x 10`7"
Bedroom	Basement	11`7" x 7`10"	Dining Room	Basement	9`1" x 8`11"
Dining Room	Main	10`5" x 8`10"	Kitchen	Basement	7`6" x 7`1"
Bedroom	Basement	14`7" x 8`10"	Laundry	Basement	13`2" x 7`3"
4pc Bathroom	Basement		4pc Bathroom	Main	
2pc Ensuite bath	Main		Living Room	Basement	11`8" x 9`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8111137

Remarks

Pub Rmks: **LEGAL 2 BEDROOM SUITE.2 BEDROOMS UP AND 2 BEDROOM LEGAL SUITE DOWN . WITH SEPARATE ENTRANCE AND SEPARATE LAUNDRIES.WALKING DISTANCE TO SCHOOLS,BUS,SHOPPING,LRT STATION,SUPERSTORE,RESTAURANTS,TIM HORTENS AND PRAIRIE WINDS PARK.BASEMENT IS RENTED FOR \$1400+ AND THE OWNERS LIVE ON THE MAIN LEVEL.IT IS VERY GOOD FOR FIRST TIME BUYERS OR FOR INVESTMENTS.IF YOU WANT TAKE OVER TENANTS,POSSESSION CAN BE SOONER THAN 90 DAYS,BUT IF YOU WANT VACANT POSSESSION,THEN TENANTS HAVE TO BE GIVEN 90 DAYS NOTICE.HOUSE IS VERY NEAT AND CLEAN. VERY EASY TO SHOW. SHOW VERY WELL. MASTER BEDROOM WITH 2PCE-ENSUITE AND PATIO ON THE BACK AND FRONT.LIVING ROOM WITH FIRE PLACE[WOOD BURNING]**

Inclusions:
Property Listed By: **none**
Royal LePage METRO

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









