



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**165 CASTLEBROOK Way, Calgary t3j 2a7**

MLS®#: **A2178986**      Area: **Castleridge**      Listing Date: **11/14/24**      List Price: **\$515,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 28-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1982**  
 Lot Information  
 Lot Sz Ar: **2,583 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Garden**  
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **942**  
 Low Sqft:  
 Ttl Sqft: **942**

DOM

**68**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bi-Level,Side by Side**  
Parking  
 Ttl Park: **3**  
 Garage Sz:

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

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**









