



THE
A-TEAM

**RE/MAX
FIRST**

43 CASTLERIDGE Way, Calgary T3J 1P8

MLS®#: **A2180008** Area: **Castleridge** Listing Date: **11/20/24** List Price: **\$569,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1980**
Lot Information
 Lot Sz Ar: **4,402 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **937**
 Low Sqft:
 Ttl Sqft: **937**

DOM

13
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None,Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Open Floorplan,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`0" x 13`1"	Entrance	Main	4`2" x 4`8"
Living Room	Main	12`10" x 12`3"	Dining Room	Main	9`9" x 8`3"
Kitchen	Main	8`1" x 9`0"	Mud Room	Main	3`5" x 4`4"
4pc Bathroom	Main	5`0" x 7`10"	Bedroom	Main	9`9" x 10`0"
Bedroom	Main	10`2" x 8`5"	Bedroom	Basement	9`3" x 8`2"
Family Room	Basement	19`10" x 10`8"	Bedroom	Basement	9`4" x 9`11"
Kitchen	Basement	10`0" x 9`2"	Laundry	Basement	8`0" x 3`10"

4pc Bathroom
Furnace/Utility Room

Basement
Basement

6`0" x 8`3"
6`10" x 5`8"

Storage

Basement

3`2" x 6`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010891

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this charming 3-bedroom bungalow, perfectly situated in a prime location with R-CG zoning—offering tremendous future potential for savvy investors! This home is Partially renovated and features a spacious oversized double detached garage and a fully finished basement, complete with an illegal suite boasting 2 additional bedrooms, a kitchen, bath, and separate laundry—ideal for extra income or extended family living. Step outside to discover a versatile backyard, fully cemented for easy maintenance and perfect for extra parking or an RV pad. The property is completely fenced, providing both privacy and security, with a convenient gate for easy access. Located just moments away from schools, shopping center, the Genesis Centre, Gurudwara Sahib Dashmesh Culture Centre, and public transit—including a nearby train station—this home is perfectly positioned for both convenience and growth. Don't miss out on this incredible opportunity! Whether you're looking to invest or create your dream home, the potential here is limitless. Schedule your showing today.**

Inclusions: **basement appliances- refrigerator, electric range, range hood and washer/dryer**
Property Listed By: **RE/MAX Complete Realty**

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











