



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**95 CASTLEGREEN Close, Calgary T3J 1Y6**

MLS®#: **A2180302**      Area: **Castleridge**      Listing Date: **11/20/24**      List Price: **\$469,000**  
 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: **3,003 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,120**  
 Low Sqft:  
 Ttl Sqft: **1,120**

DOM  
**0**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding**  
 Flooring: **Carpet**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Range, Range Hood, Refrigerator**  
 Int Feat: **No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 4`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 11`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`0" x 19`5"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`2" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`2" x 11`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`6" x 8`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`8" x 13`0"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>6`2" x 8`8"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>12`3" x 7`4"</b>	<b>Office</b>	<b>Basement</b>	<b>9`3" x 8`5"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**8111020**

Remarks

Pub Rmks: **Welcome to 95 Castlegreen Close NE, a delightful family home nestled in the heart of Castleridge, Calgary. This well-maintained property offers a perfect blend of comfort, convenience, and style. Key Features: Location: Ideally situated in the quiet and family-friendly community of Castleridge, this home provides easy access to schools, parks, shopping centers, and public transportation. Spacious Interior: Step into a warm and inviting living space with ample room for the whole family. The open-concept layout enhances the flow between the living room, dining area, and kitchen. Kitchen Delight: The modern kitchen is equipped with stainless steel appliances and plenty of counter space,.. It's a chef's haven and a perfect spot for family gatherings. Bedrooms and Bathrooms: This home features 3 bedrooms. The bedrooms are well-appointed with large windows, providing plenty of natural light. Outdoor Oasis: Enjoy the sunny Alberta days in the private backyard oasis. The spacious backyard is perfect for summer barbecues and entertaining guests. Finished Basement illegal suite: The fully finished basement Suite (illegal) adds value to the house—separate Entrance. Close to shopping, schools, and transportation. Don't miss this rare opportunity to own this beautiful home. Call to View!**

Inclusions:  
Property Listed By: **n/a**  
**RE/MAX Complete Realty**

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







95 Castlegreen Close NE, Calgary, AB

Main Floor Exterior Area 561.36 sq ft  
Interior Area 512.01 sq ft



PREPARED: 2023/1/28



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

95 Castlegreen Close NE, Calgary, AB

2nd Floor Exterior Area 558.75 sq ft  
Interior Area 510.00 sq ft



PREPARED: 2023/1/28



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95 Castlegreen Close NE, Calgary, AB

Basement (Below Grade) Exterior Area 492.64 sq ft  
Interior Area 458.80 sq ft



PREPARED: 2023/1/28



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