



THE
A-TEAM

**RE/MAX
FIRST**

195 CASTLERIDGE Drive, Calgary T3J 1P6

MLS®#: **A2180822**

Area: **Castleridge**

Listing Date: **12/03/24**

List Price: **\$600,000**

Status: **Pending**

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: **2,540 sqft**
Lot Shape:

Access:

Lot Feat: **See Remarks**
Park Feat: **Carport,Off Street,Single Garage Detached**

Finished Floor Area

Abv Sqft: **1,205**
Low Sqft:
Ttl Sqft: **1,205**

DOM

18
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),No Smoking Home**
Utilities:

Room Information

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

Room	Level	Dimensions
Kitchen	Main	12`6" x 11`1"
Living Room	Main	13`0" x 11`6"
Bedroom	Second	9`7" x 9`1"
Bedroom	Second	11`1" x 9`7"
Family Room	Basement	15`0" x 8`8"
3pc Bathroom	Basement	7`11" x 6`0"
Laundry	Basement	13`4" x 6`11"

Furnace/Utility Room

Basement

13`4" x 6`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8010517

Zoning:

R-CG

Remarks

Pub Rmks:

The best value for the bucks you will be spending! Search no more!! Live up & rent down or full investment property - this fully developed 4 bed & 2.5 bath property is a great choice. Upstairs unit includes a living, dining, a private kitchen and powder room in main floor and 3 good size bedrooms and one full bathroom in the upper floor including massive master bedroom with an addition to the main washroom for a direct access. Basement is a fully developed illegal suite with its own kitchen, living-dining combo, one full bathroom and generous sized bedroom. The property also have an oversized single detached garage at the back as well as a carport for an additional parking. Excellent location - right on the Castlerige Drive NE - making it super convinient for the use of public transit, walking to school & groceries/shopping as well as other amenities like playground etc. Book your private showing and make an offer before its gone!!

Inclusions:

Property Listed By:

None

CIR Realty

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











