



THE
A-TEAM

**RE/MAX
FIRST**

184 CASTLEBROOK Drive, Calgary T3J 1V7

MLS®#: **A2183558**

Area: **Castleridge**

Listing Date: **12/14/24**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **1,019**

Low Sqft:

Ttl Sqft: **1,019**

Lot Information

Lot Sz Ar: **4,273 sqft**

Lot Shape:

DOM

7

Layout

Beds: **6 (3 3)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
Park Feat: **Single Garage Detached**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	11`5" x 13`4"
Bedroom	Main	8`10" x 9`4"
Bedroom	Lower	11`11" x 7`11"
Bedroom	Lower	14`7" x 8`3"
Living Room	Main	15`1" x 13`1"

Room	Level	Dimensions
Bedroom	Main	9`3" x 7`11"
4pc Bathroom	Main	9`2" x 4`11"
Bedroom	Lower	12`1" x 8`3"
4pc Bathroom	Lower	7`1" x 4`10"
Kitchen	Main	12`5" x 11`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010517

Zoning:
R-CG

Remarks

Pub Rmks: **Attention INVESTORS and FIRST-TIME HOME BUYERS! Welcome to this gorgeous 6-bedroom, 2-bathroom home with a LEGAL BASEMENT SUITE, located in the highly desirable and amenity-filled community of Castleridge. This property offers an outstanding investment opportunity or a wonderful family home. The fully renovated 3-bedroom basement suite is a tenant's dream and can also generate rental income, whether for long-term or short-term stays. With 3 bedrooms on the main floor and 3 in the basement, this home presents excellent potential for positive cash flow. The main level features 3 updated bedrooms and 1 bathroom, renovated just last year. As you enter the newly updated basement, you'll be impressed by the modern kitchen with quartz countertops, fresh flooring, a remodeled bathroom, new lighting, fresh paint, and new doors, all of which enhance the home's appeal. The furnace, roof, and several windows have all been recently replaced. The property offers ample parking with a single garage and two uncovered parking pads. This fantastic home is just a short walk from schools, parks, shopping centers, and grocery stores.**

Inclusions:
Property Listed By: **NA**
PREP Realty

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











