



THE
A-TEAM

**RE/MAX
FIRST**

27 CASTLERIDGE Road, Calgary T3J 1N8

MLS®#: **A2183572**

Area: **Castleridge**

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

List Price: **\$550,000**

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: **5,231 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **859**
Low Sqft:
Ttl Sqft: **859**

DOM

49
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot,Treed**
Park Feat: **Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9'1" x 7'11"
Living Room	Main	12'6" x 13'4"
Bedroom	Upper	9'11" x 8'4"
Bedroom - Primary	Upper	13'4" x 10'8"
Game Room	Lower	17'9" x 17'9"
Exercise Room	Basement	12'3" x 7'0"

Room	Level	Dimensions
Kitchen	Main	8'2" x 7'11"
3pc Bathroom	Upper	9'5" x 5'1"
Bedroom	Upper	8'0" x 9'9"
4pc Bathroom	Lower	10'0" x 4'11"
Bonus Room	Basement	8'8" x 12'6"
Furnace/Utility Room	Basement	8'0" x 9'2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8010891

Remarks

Pub Rmks:

Welcome to this classic 4-level split home in the NE community of Castleridge. This well-maintained family home features lots of upgrades throughout. The main level has a bright and open concept floor plan with a large living room, lots of windows, a lovely kitchen with granite countertops, formal dining and access to the yard via brand new deck. Upstairs you have 3 generous sized bedrooms including the primary bedroom and a full bath. Lower level offers you a spacious family/games room and another full bath, also with updated flooring. The basement offers you two versatile rooms with cozy carpets, perfect for a home office or craft space. The property includes a generous yard with a massive deck and an RV access gate. Situated on a huge corner lot with access to a paved back alley from the side and the back of the home and being conveniently located near schools, shopping, playgrounds, popular restaurants, public transport, the McKnight C-Train Station, and with easy access to major routes like Metis Trail, McKnight Blvd and Stoney Trail... this is the perfect location. Don't miss out—call today!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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









