



THE
A-TEAM

**RE/MAX
FIRST**

69 CASTLEGLLEN Road, Calgary T3J 1P2

MLS® #: **A2185545** Area: **Castleridge** Listing Date: **02/04/25** List Price: **\$549,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **4,197 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard, No Neighbours Behind**
 Park Feat: **Off Street, Parking Pad**

Finished Floor Area
 Abv Sqft: **1,283**
 Low Sqft:
 Ttl Sqft: **1,283**

DOM

60
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey, Attached-Side by Side**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Concrete, Metal Siding**
 Flooring: **Carpet, Laminate, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Kitchen Island, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 5`0"	3pc Bathroom	Second	7`5" x 5`0"
2pc Ensuite bath	Second	4`2" x 5`0"	Bedroom - Primary	Second	15`6" x 11`1"
Bedroom	Second	12`6" x 9`9"	Bedroom	Second	9`2" x 9`1"
Bedroom	Basement	10`11" x 12`0"	3pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-CG

Legal Desc:

7911471

Remarks

Pub Rmks:

Welcome to this freshly renovated 4-bedroom, 2-full and 2-half-bath house located in the highly desirable community of Castleridge. As you enter through the front door, you'll find a spacious closet and a generously sized living room that is perfect for family gatherings. Continuing through the home, you'll discover a dining area and a brand new kitchen equipped with stainless steel appliances, a quartz countertop, and attractive cabinetry. The kitchen also features a good-sized island, ideal for casual breakfasts. Additionally, there is a laundry room that offers enough space to double as a pantry, along with a half bath on the main level for added convenience in daily living. Step outside to the large backyard is perfect for barbecues and for children to play during the summer months. On the upper level, you'll find a large master bedroom with a 2-piece ensuite, along with two other generously sized bedrooms and a full bath. The fully finished basement includes one bedroom, a full bathroom, a separate kitchen, and laundry facilities, providing excellent potential for rental income or accommodating a larger family. This property is conveniently located close to all amenities, including schools, parks, grocery stores, and restaurants. Don't miss the opportunity to own this wonderful home. Hurry! Call your Realtor to book a showing today.

Inclusions:

Dishwasher, Electric Range, Microwave hood fan, Fridge, Washer, Dryer

Property Listed By:

Creekside Realty

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









