



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**159 CASTLEBROOK Drive, Calgary T3J 1S8**

MLS®#: **A2188636**

Area: **Castleridge**

Listing Date: **01/19/25**

List Price: **\$657,000**

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: **4,273 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Detached**

DOM

**13**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`3" x 10`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 9`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 6`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`4" x 9`10"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`6" x 4`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`2" x 13`5"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>12`5" x 8`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`1" x 5`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`1" x 11`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 9`10"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>12`9" x 7`7"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>16`4" x 12`7"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**8010517**

Remarks

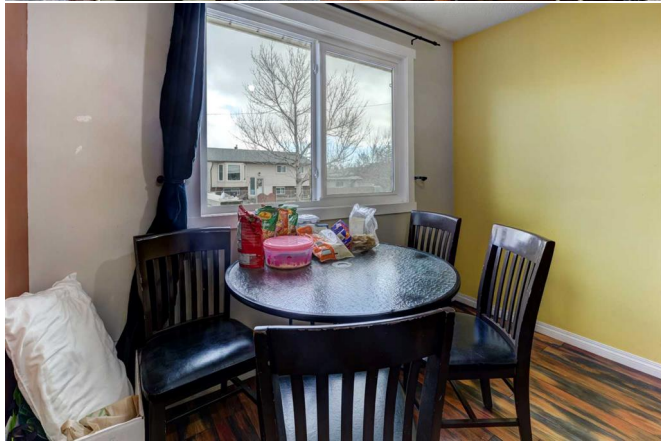
Pub Rmks: **Welcome to this beautifully maintained bungalow located in the Castlebridge community! This home features three spacious bedrooms on the main level, along with a full bathroom, making it ideal for family seeking comfort, convenience, and great value. The stunning kitchen is complemented by a dining room, while a cozy living room provides a perfect spot for relaxation. Conveniently situated within walking distance of schools, parks, public transit, and other amenities, this property offers excellent accessibility. The fully developed legal basement has a separate entrance and includes two additional bedrooms, a second kitchen, another cozy living room, a full bathroom, and a common laundry room. Outside, the property is fully fenced and features a front deck where you can enjoy the sunrise and relax outdoors. The double detached garage is easily accessible from both the side and rear lanes. Due to its legal basement, this property is a wonderful place to live and a smart investment opportunity. It is rented out for \$4000.00 (Main floor, Basement floor and Garage) per month, and the Main floor, Basement floor and Garage tenants are willing to stay! Note: The garage is not available for viewing at this time, and its dimensions are not accurate.**

Inclusions: **Basement: Electric Stove, Hood Fan, Refrigerator**

Property Listed By: **URBAN-REALTY.ca**

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









159 Castlebrook Dr NE, Calgary, AB

Main Floor Exterior Area 1062.08 sq R  
Interior Area 1913.35 sq R



PREPARED: 2020/01/17



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

159 Castlebrook Dr NE, Calgary, AB

Basement (Below Grade) Exterior Area 1047.44 sq R  
Interior Area 927.94 sq R



PREPARED: 2020/01/17



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