



THE
A-TEAM

**RE/MAX
FIRST**

67 CASTLEGLLEN Road, Calgary T3J 1P2

MLS®#: **A2194482**

Area: **Castleridge**

Listing Date: **02/15/25**

List Price: **\$494,900**

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,Landscaped,Lawn,Rectangular Lot**
Park Feat: **Parking Pad**

Finished Floor Area
Abv Sqft: **1,148**
Low Sqft:
Ttl Sqft: **1,148**

DOM

7
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),No Smoking Home,Wood Counters**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`7" x 7`11"
Living Room	Main	15`0" x 11`10"
2pc Bathroom	Main	6`0" x 4`5"
Kitchen	Main	9`7" x 9`6"
Dining Room	Main	8`3" x 9`6"
Bedroom	Upper	9`11" x 9`6"
Bedroom	Upper	11`10" x 8`7"

Room	Level	Dimensions
4pc Bathroom	Upper	5`0" x 8`9"
Bedroom - Primary	Upper	9`6" x 13`3"
Walk-In Closet	Upper	5`4" x 7`4"
Bedroom	Basement	14`0" x 11`2"
3pc Bathroom	Basement	3`5" x 6`11"
Kitchen	Basement	5`9" x 6`0"
Dining Room	Basement	8`10" x 12`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7911471

Remarks

Pub Rmks: **EXCELLENT OPPORTUNITY FOR FIRST-TIME HOME BUYERS OR INVESTORS! Welcome to this beautifully updated 4 bedroom, 2.5 bathroom home, offering both comfort and functionality. Inside, enjoy the benefits of triple-glazed windows throughout, ensuring energy efficiency and soundproofing. The spacious living areas are filled with natural light, thanks to the new patio door that leads to your private backyard. The fully finished basement enhances the home's appeal, offering a comfortable living area, an additional bedroom, a separate kitchen and a well-appointed 3-piece bathroom—perfect for hosting guests or creating a private retreat. The large yard is perfect for entertaining and features a concrete pad, providing plenty of space for outdoor activities. A storage shed in the yard adds convenience, and a dual gate provides private parking, making this home ideal for those seeking both security and space. With 4 well-sized bedrooms and modern bathrooms, this home offers the perfect blend of style and practicality. Don't miss the opportunity to own this move-in-ready property. SCHEDULE YOUR SHOWING TODAY!!!!**

Inclusions: **None**
Property Listed By: **Creekside Realty**

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









