

81 Castlebrook Way NE
Calgary, Alberta

MLS # A2158699



\$449,000

Division:	Castleridge		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,204 sq.ft.	Age:	1983 (41 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: N/A

Location, location, location! This affordable 2-storey family home in Castleridge is an excellent opportunity for both families and investors. Located near transit, supermarkets, gyms, schools, and more, it offers great convenience. The home features 3 bedrooms and 1.5 bathrooms, with potential for additional rooms in the basement. It includes a fenced backyard, oversized single-car garage, well-maintained kitchen, and spacious living/dining areas with plenty of natural light. This well-located property is a must-see. Schedule a showing today with your favourite Realtor and take the first step toward your new home sweet home!