

**32 Castleridge Road NE**  
**Calgary, Alberta**

**MLS # A2184061**



**\$524,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Castleridge                                       |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | 4 Level Split                                     |               |                   |
| <b>Size:</b>     | 843 sq.ft.  | <b>Age:</b>   | 1980 (44 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                            |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Rectangular Lot |               |                   |

|                    |                                  |
|--------------------|----------------------------------|
| <b>Heating:</b>    | Forced Air                       |
| <b>Floors:</b>     | Carpet, Laminate                 |
| <b>Roof:</b>       | Asphalt Shingle                  |
| <b>Basement:</b>   | Full, Unfinished                 |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame         |
| <b>Foundation:</b> | Poured Concrete                  |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** n/a

**\*\*OPEN HOUSE SUNDAY Dec 22nd 11am-12pm\*\*** So many recent **UPGRADES!!** \* 2022 hail resistant shingles house and garage \*Professionally painted \*New high efficient furnace 2024 \*Hot water tank 2021 \*Flooring 2018, \* 2012 all new windows ! This is a terrific opportunity to own a wonderful 4 level split in a prime location in Castleridge. Situated on a quiet street this delightful home is sparkling clean. Features a bright open plan with a large main floor living room, huge bright eating area off a spacious kitchen, 3 good sized bedrooms up, 2 full bathrooms and a large third level family room. The yard has immaculate landscaping that includes poured walks, a 2 tiered deck, RV parking along with an oversized double detached garage. Dont miss viewing this impeccable home.