

16 Castledale Gate NE
Calgary, Alberta

MLS # A2208892



\$649,900

Division:	Castleridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,013 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

This extensively renovated five bedroom & three bathroom home features a spacious living with a large west facing window (lots of natural light), beautiful custom kitchen with high gloss cabinetry with quartz tops, new stainless steel appliances (36 inches fridge with water & ice maker), four piece bath, master bedroom with a two piece ensuite and two other good size bedrooms. The fully developed WALK-UP basement consists of a rec room, two bedrooms (with LARGE windows), illegal kitchen (can convert to legal suite with proper permits and subject to city approval), SAPERATE LAUNDRY and a three piece bath. NEW ITEMS INCLUDE: ROOF, GUTTERS, SIDING front and back, CONCRETE WAKWAYS, WINDOWS, KITCHEN, FURNACE, 50 GAL. HOT WATER TANK, plumbing fixtures, PEX WATERLINES, LED lighting, Luxury vinyl plank FLOORING, paint, knockdown ceiling, BLACK OUT curtains, doors AND OTHER CLOSET BUILT-INS. SCHOOLS, PARKS, SHOPPING AND TRANSIT ARE JUST A SHORT WALK AWAY. NO direct front / back neighbors, BRAND NEW 22X22 CUSTOM GARAGE WITH OVER 9' HIGH CEILING AND 16'X8' GARAGE DOOR FOR TALLER VEHICLES, easy BACK LANE access and plenty of street parking available!