

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

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

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!