

# \$469,900 - 67 Castleglen Road Ne, Calgary

MLS® #A2194482

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,149 sqft

Residential on 0.10 Acres

Castleridge, Calgary, Alberta

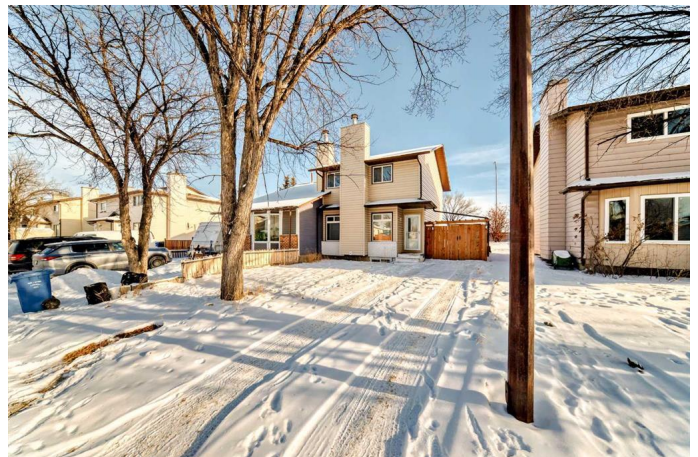
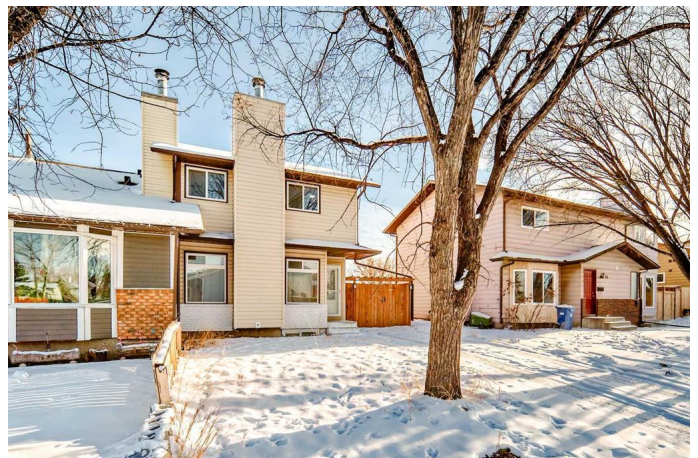
**\*\* HUGE PRICE REDUCTION FOR QUICK SALE!\*\* EXCELLENT OPPORTUNITY FOR FIRST-TIME HOME BUYERS OR INVESTORS!** Welcome to this beautifully updated 4 bedroom, 2.5 bathroom home, offering both comfort and functionality. Inside, enjoy the benefits of triple-glazed windows throughout, ensuring energy efficiency 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!!!!**

Built in 1981

## Essential Information

MLS® #

A2194482



|                |                        |
|----------------|------------------------|
| Price          | \$469,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,149                  |
| Acres          | 0.10                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 67 Castleglen Road Ne |
| Subdivision | Castleridge           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 1P2               |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Wood Counters                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                       |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Wood Burning                                                                                     |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full                                                                                   |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
|-------------------|-----------------------|

|                 |                                              |
|-----------------|----------------------------------------------|
| Lot Description | Back Yard, Landscaped, Lawn, Rectangular Lot |
| Roof            | Asphalt Shingle                              |
| Construction    | Brick, Vinyl Siding, Wood Frame              |
| Foundation      | Poured Concrete                              |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2025 |
| Days on Market | 76                  |
| Zoning         | R-CG                |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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