

# \$449,900 - 67 Castleglen Road Ne, Calgary

MLS® #A2194482

**\$449,900**

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	\$449,900
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
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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	150
Zoning	R-CG

### **Listing Details**

Listing Office	Creekside Realty
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