



165 Castlebrook Way Calgary Alberta

\$540,000

LEGAL 2 BEDROOM SUITE. 2 BEDROOMS UP AND 2 BEDROOM LEGAL SUITE DOWN . WITH SEPARATE ENTRANCE AND SEPARATE LAUNDRIES. WALKING DISTANCE TO SCHOOLS, BUS, SHOPPING, LRT STATION, SUPERSTORE, RESTAURANTS, TIM HORTENS AND PRAIRIE WINDS PARK. BASEMENT IS RENTED FOR \$1400+ AND THE OWNERS LIVE ON THE MAIN LEVEL. IT IS VERY GOOD FOR FIRST TIME BUYERS OR FOR INVESTMENTS. IF YOU WANT TAKE OVER TENANTS, POSSESSION CAN BE SOONER THAN 90 DAYS, BUT IF YOU WANT VACANT POSSESSION, THEN TENANTS HAVE TO BE GIVEN 90 DAYS NOTICE. HOUSE IS VERY NEAT AND CLEAN. VERY EASY TO SHOW. SHOW VERY WELL. MASTER BEDROOM WITH 2 PCE-ENSUITE AND PATIO ON THE BACK AND FRONT. LIVING ROOM WITH FIRE PLACE [WOOD BURNING] (id:6769)

Bedroom 3.53 M x 2.39 M

Dining room 2.77 M x 2.72 M

Kitchen 2.29 M x 2.16 M

Bedroom 4.44 M x 2.69 M

Laundry room 4.01 M x 2.21 M

4pc Bathroom Measurements not available

Living room 3.56 M x 3.00 M

Living room 4.52 M x 3.66 M

Kitchen 2.67 M x 2.64 M

Bedroom 3.86 M x 2.69 M

Primary Bedroom 3.86 M x 3.22 M

Dining room 3.18 M x 2.69 M

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
Royal LePage METRO



**RE/MAX REAL ESTATE
(CENTRAL)**

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