



## 143 Castlegrove Road Calgary Alberta

\$524,900

\*\*\* OPEN HOUSE: Sunday 13 July 2 PM - 4 PM \*\*\*. Welcome to Castlegrove Road in the sought-after community of Castleridge -- a charming 1,062 sq ft bi-level home ideally situated on a 3,659 sq ft corner lot in a quiet, family-friendly neighbourhood. This versatile property features 3 bedrooms on the main level, 2 additional bedrooms in the illegal basement suite, and a separate entrance, offering excellent "live up, rent down" potential. Newer hot water tank (2019) and brand new windows in living and dining. The home also boasts an oversized garage (21'4" x 23'4"). You'll appreciate the extra paved front parking and abundant street parking available. Conveniently located just steps away from parks, playgrounds, grocery stores, and two elementary schools -- Escuela St. John Paul-II and OS Geiger School -- both just steps away. The C-Train station and Superstore are only a 4-minute drive, making commuting easy. Currently rented with the main floor and basement rented separately, this property presents an excellent opportunity for first-time buyers or savvy investors looking to add to their portfolio. Don't miss out -- this is a fantastic chance to own a well-maintained and income-generating property in a prime Calgary location! (id:6769)

Living room/Dining room 15.58 Ft x 21.67 Ft

Kitchen 5.83 Ft x 14.33 Ft

Bedroom 10.58 Ft x 8.25 Ft

Bedroom 10.42 Ft x 14.67 Ft

4pc Bathroom 5.50 Ft x 8.83 Ft

Furnace 7.67 Ft x 10.75 Ft

Living room 16.08 Ft x 12.00 Ft

Dining room 10.75 Ft x 9.92 Ft

Kitchen 11.92 Ft x 10.50 Ft

Primary Bedroom 10.75 Ft x 11.92 Ft

Bedroom 11.75 Ft x 11.92 Ft

Bedroom 9.75 Ft x 9.42 Ft

4pc Bathroom 7.25 Ft x 8.42 Ft

Listing Presented By:



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