



## 171 Castlebrook Rise Calgary Alberta

\$439,999

BIG LOT 4,531 sq.ft approx. | 45K BELOW ASSESSED VALUE | CASTLERIDGE | DETACHED 4 BEDS + REC ROOM | INVESTOR PROPERTY WITH FLIP POTENTIAL (4TH LEVEL UNFINISHED) | GREAT FIRST-TIME BUYER OPPORTUNITY | TOTAL OF ALL 4 LEVELS INCLUDING UNFINISHED: APPROX. 2,332 sq.ft | PROPERTY IS AS-IS WHERE IS

Welcome to this spacious 4-level split in the heart of Castleridge, offered at an excellent price on a large 4,531 sq.ft lot. This detached home provides four full levels of space (approx. 2,332 sq.ft total including unfinished areas), allowing flexibility for living, storage, and future development. The front of the property is hardscaped, offering ample parking convenience, with additional parking feasibility at the back depending on buyer needs. The main and upper floors include 3 bedrooms, a bright living room, dining area, and kitchen. The third level features a generous rec room and an additional bedroom, while the fourth level remains unfinished—ideal for future customization or equity-building projects. A partially partially finished jacuzzi room adds further versatility to the layout. Perfect for investors, renovators, or first-time buyers, this property is located close to schools, parks, transit, and shopping. A strong opportunity to secure a detached home in an established community at an excellent price point. (id:6769)

2pc Bathroom 4.42 Ft x 5.42 Ft

4pc Bathroom 7.58 Ft x 5.42 Ft

Bedroom 9.17 Ft x 12.92 Ft

Bedroom 8.92 Ft x 9.42 Ft

Primary Bedroom 16.08 Ft x 11.50 Ft

2pc Bathroom 5.42 Ft x 6.25 Ft

Other 8.92 Ft x 15.25 Ft

Bedroom 8.83 Ft x 15.00 Ft

Laundry room 8.00 Ft x 4.75 Ft

Recreational, Games room 18.25 Ft x 14.58 Ft

Storage 6.00 Ft x 11.58 Ft

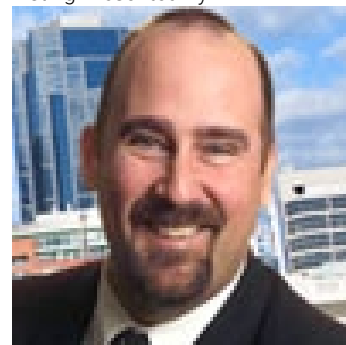
Furnace 5.67 Ft x 11.58 Ft

Dining room 11.50 Ft x 8.67 Ft

Kitchen 13.33 Ft x 9.83 Ft

Living room 15.50 Ft x 11.67 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://aniahuja.com/>

**RE/MAX Realty Professionals**

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