

36 Castleglen Way Calgary Alberta

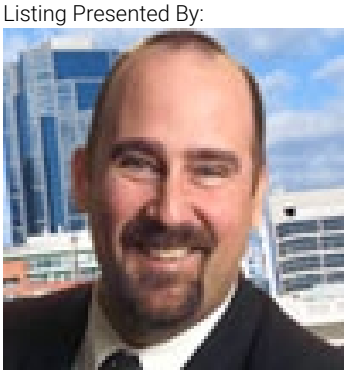
$474,900

Step into 36 Castleglen Way NE--a beautifully updated, fully finished 4-level split in Castleridge delivering 1,626 SQ FT OF TOTAL DEVELOPED LIVING SPACE and a fantastic ILLEGAL SUITE WITH A SEPARATE EXTERIOR ENTRANCE! The bright main and upper floors offer a spacious living area, a kitchen with a breakfast nook, three bedrooms, and a full bath, while the lower levels serve as an ideal mortgage helper or multi-generational space. Large windows draw abundant natural light into the lower living area and kitchenette, creating a bright, welcoming space complete with two extra bedrooms, a second full bathroom, and DEDICATED LAUNDRY for truly independent living. Enjoy total peace of mind knowing major mechanical and exterior upgrades are already complete, including a newer ROOF and SIDING (just over 5 years old), and a 6-year-old FURNACE and CENTRAL AIR CONDITIONING. Adding to its value, the full-size lot features an impressive 50-FOOT FRONTAGE, offering the possibility of adding a front garage or parking pad (pending City approval), alongside long-term future development potential. Outside, the sprawling backyard is framed by a 6-foot tall wood fence offering fantastic privacy from neighbors and the adjoining school field with NO HOMES BEHIND, making this move-in-ready gem an opportunity with endless possibilities--book your showing today! (id:6769)

Family room 9.58 Ft x 18.50 Ft
Kitchen 15.08 Ft x 7.75 Ft
Pantry 4.17 Ft x 5.08 Ft
Bedroom 9.25 Ft x 11.42 Ft
Bedroom 12.67 Ft x 7.42 Ft
3pc Bathroom 4.17 Ft x 9.50 Ft
Other 5.33 Ft x 10.17 Ft
Kitchen 8.33 Ft x 10.50 Ft

Dining room 7.25 Ft x 9.50 Ft
Other 3.33 Ft x 4.17 Ft
Living room 12.67 Ft x 15.00 Ft
Other 3.58 Ft x 4.75 Ft
Primary Bedroom 10.25 Ft x 10.42 Ft
Bedroom 9.42 Ft x 8.33 Ft
Bedroom 10.25 Ft x 8.25 Ft
4pc Bathroom 4.92 Ft x 9.08 Ft

Listing Presented By:



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