



## 8 Castleglen Crescent Calgary Alberta

\$549,000

What a great property located in the vibrant Castleridge NE community! This home is conveniently situated close to shopping malls, banks, and schools, making it an ideal location for families and professionals alike. The main floor features 3 spacious bedrooms and 1 washroom, offering plenty of living space. Additionally, there is a separate entrance leading to a lower level that includes 2 bedrooms and 1 washroom. Both portions of the house are currently rented out, providing an excellent investment opportunity. With a total living space of 2062.57 square feet, this property offers ample room for comfortable living. This property is perfect for first-time home buyers looking for a welcoming community and for investors seeking a lucrative rental opportunity. Don't miss out on this fantastic property in a prime location! (id:6769)

4pc Bathroom 5.08 Ft x 7.92 Ft

Bedroom 11.83 Ft x 15.08 Ft

Bedroom 11.58 Ft x 12.67 Ft

Kitchen 13.50 Ft x 12.67 Ft

Pantry 6.00 Ft x .00 Ft

Recreational, Games room 15.83 Ft x 22.58 Ft

Furnace 7.67 Ft x 7.92 Ft

4pc Bathroom 9.50 Ft x 5.17 Ft

Bedroom 9.50 Ft x 9.58 Ft

Bedroom 9.50 Ft x 8.92 Ft

Primary Bedroom 12.83 Ft x 11.75 Ft

Kitchen 12.42 Ft x 19.25 Ft

Living room 12.83 Ft x 17.33 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

**RE/MAX Realty Professionals**

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