



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

36 Castleglen Way NE
Calgary, Alberta

MLS # A2299521



\$499,900

Division:	Castleridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	892 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	2
Garage:	None, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

Heating: Standard, Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Price Improvement! Welcome home to 36 Castleglen Way NE—a fully finished 4-level split in beautiful Castleridge offering 1,626 SQ FT OF TOTAL DEVELOPED LIVING SPACE and featuring a highly functional ILLEGAL SUITE WITH A SEPARATE EXTERIOR ENTRANCE! The main and upper levels host a spacious living room, a generous kitchen with a breakfast nook, 3 comfortable bedrooms, and a full 4-piece bathroom. The lower levels are perfect as an immediate mortgage helper or for multi-generational living, and feel more like a private, multi-level apartment—beautifully bright and open with 2 additional bedrooms, a second full bath, a kitchenette, and DEDICATED LAUNDRY so each living space remains completely independent. Forget dark underground basements! For ultimate peace of mind, all the major mechanical and exterior updates are already taken care of (all approx. 7 years old), including a newer ROOF, SIDING, FURNACE, WATER HEATER, and CENTRAL AIR CONDITIONING. Looking to the future, the property also boasts a massive 50-foot frontage and desirable R-CG zoning, opening up INCREDIBLE FUTURE DEVELOPMENT POTENTIAL. Outside, the large backyard backs directly onto a schoolyard with NO HOMES BEHIND, ensuring fantastic day-to-day privacy. So many options with this beautiful, move-in ready home—book your viewing today!