



172 Castlebrook Road NE
Calgary, Alberta

MLS # A2301129



\$535,000

Division:	Castleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,342 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: None

Welcome to this fully renovated home in the highly desirable community of Castle Ridge, offering over 1,884+ sq. ft. of total living space on an exceptional 45 ft wide lot (4,000+ sq. ft.) — perfect for first-time buyers and savvy investors alike. 5 BED 2.5 BATH, attached garage. This well-maintained property features 5 bedrooms and 2.5 bathrooms, including a fully developed basement with a separate side entrance, offering 2 bedrooms, 1 bathroom, and a kitchen space — ideal for extended family, is 2 bed illegal basement suite. The main floor welcomes you with a bright and spacious layout, showcasing a large living room, generous dining area, and a fully updated modern kitchen. Renovations throughout the home include new flooring, new countertops, upgraded appliances, modern fixtures, and LED lighting, while the upper level features new carpet and 3 well-sized bedrooms, including a primary bedroom with double closets, along with a full 4-piece bathroom. A convenient main floor bathroom adds extra functionality. The driveway is new concrete making it ideal for guest parking. Outside, enjoy a fully fenced backyard with back alley access, offering future development potential or additional parking options. The large wraparound deck is perfect for entertaining and relaxing. The home also includes a single attached garage and a large driveway accommodating up to 3 additional vehicles, for a total of 4 parking spaces. Location is unbeatable — just minutes from Westwinds plazas, shopping plazas, Superstore, schools, and transit. A high school is within walking distance, and elementary schools are just a short drive away. Situated in a high-demand rental area in NE Calgary, this property offers excellent long-term value and affordability. Whether you're a first-time homebuyer looking for a move-in-ready home or an investor

seeking strong potential, this property checks all the boxes.