



**314 Castleridge Drive NE  
Calgary, Alberta**

**MLS # A2307686**



**\$509,900**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings

Incredible Value in a Prime Location! Welcome to this charming and freshly updated 3-level split, ideally located with convenient access to schools, shopping, public transit (LRT/bus routes), Prairie Winds Park—and just a short walk to Superstore for all your daily essentials. Step inside to a bright and inviting open-concept layout, featuring fresh paint and brand new luxury vinyl plank (LVP) flooring throughout, along with soaring vaulted ceilings and an abundance of natural light. The upper level offers a functional kitchen with ample cabinetry, seamlessly connected to a cozy dining nook—perfect for both everyday living and entertaining. You’ll also find two generously sized bedrooms and a full 4-piece bathroom on this level. The fully finished lower level provides a warm and comfortable family room complete with a cozy wood-burning fireplace—ideal for relaxing evenings. This level also includes a third bedroom and an additional full bathroom, offering excellent flexibility for extended family or shared living arrangements. Enjoy plenty of storage space throughout the home, designed to meet your practical needs. Outside, the property features mature front landscaping and a fully fenced backyard with ample room for kids and pets to play. Additional highlights include a rear parking pad and plenty of street parking for guests. A fantastic opportunity for families or investors—offering modern updates, space, convenience, and unbeatable value!