



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

255 Castleridge Drive NE
Calgary, Alberta

MLS # A2315103



\$649,000

Division:	Castleridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	927 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: NONE

Vacant & ready for you to move in NOW! Discover this inviting bungalow located in the established community of Castleridge - home featuring 5 bedrooms — 3 on the upper level and 2 on the lower level — plus a fully finished walk-up basement complete with a kitchen, bedroom, bathroom, and separate entrance, offering excellent rental income potential. This property also offers a double detached garage, back alley access. The beautifully open-concept main level features a bright living room, kitchen with new stainless steel appliances, new washer & dryer, and is located steps from a green space and playground, with schools, shopping, and transit. Don't miss out on this exceptional home - CALL TODAY!