



GRASSROOTS
REALTY GROUP

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168 Castlebrook Drive NE
Calgary, Alberta

MLS # A2315665



\$469,000

Division:	Castleridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,088 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: none

VERY WELL MAINTAINED BUNGALOW WITH 3+2 BEDROOMS. NEWER LAMINATE FLOORING ON MAIN LEVEL AND BASEMENT. KITCHEN WITH NEWER CORTEZ COUNTER TOPS. 3 GOOD SIZE BEDROOMS ON THE MAIN LEVEL. HUGE LIVING ROOM, KITCHEN WITH DINING AREA. FULLY FINISHED BASEMENT WITH 2 BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE AND SEPARATE LAUNDRY. CLOSE TO ALL THE AMENITIES, LIKE SCHOOL ONLY ONE BLOCK, BUS, LRT STATION, SHOPPING, ALL THE BANKS, RESTAURANTS, WESTWINDS PARK, SUPERSTORE, SIKH TEMPLE AND AIRPORT. VERY GOOD FOR THE FIRST TIME BUYERS OR INVESTMENT PROPERTY. VERY EASY TO SHOW, HOUSE SHOWS VERY WELL. MAIN LEVEL IS VACANT NOW, SHOW ANY TIME. BASEMENT TENANT OCCUPIED. FOR SHOWING BASEMENT NEEDS SOME NOTICE.