



GRASSROOTS
REALTY GROUP

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164 Castlegreen Close NE
Calgary, Alberta

MLS # A2320800



\$549,900

Division:	Castleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,141 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully renovated home in the heart of Castleridge, offering an excellent opportunity for both investors and homeowners. Ideally located within walking distance to schools, parks, playgrounds, public transit, and shopping amenities, this property combines convenience, comfort, and income potential. This fully updated home features 4 bedrooms, 3.5 bathrooms, and an illegal basement suite with a separate entrance, making it a fantastic mortgage helper or investment property. Both the upper level and basement are currently rented, generating positive cash flow. The main floor welcomes you with a bright and open-concept layout, modern finishes, updated flooring, stylish lighting, and a spacious living area perfect for entertaining. The upgraded kitchen showcases contemporary cabinetry, quality countertops, stainless steel appliances, and ample storage space. A convenient half bathroom and laundry complete the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom with its own ensuite, along with an additional full bathroom. The developed basement features a self-contained illegal suite with a kitchen, living area, bedroom, full bathroom, and separate laundry, providing excellent rental income potential. Extensive renovations throughout the home include new siding, soffits, fascia, gutters, windows, doors, flooring, carpet, bathrooms, kitchen cabinetry, countertops, lighting fixtures, paint, and knockdown ceilings. The exterior is equally impressive with a large deck, fenced backyard, and freshly painted front porch, creating the perfect outdoor space for relaxation and entertaining. Whether you're looking to expand your investment portfolio or purchase a move-in-ready home with strong rental income, this property is a rare opportunity in one of Northeast Calgary's most established

communities. Don't miss your chance to own this exceptional cash-flowing property!