



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

79 Castledale Way NE
Calgary, Alberta

MLS # A2321821



\$539,000

Division:	Castleridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,041 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N, A

79 Castledale Way NE, Calgary – Excellent Investment & Family Home Opportunity Welcome to this well-maintained and versatile property located in the desirable community of Castleridge, offering exceptional value for both homeowners and investors! The main floor features a bright and functional layout with 3 spacious bedrooms and 1 full bathroom, perfect for families. Large windows bring in plenty of natural light, creating a warm and inviting living space. The kitchen and dining area are well-sized, ideal for everyday living and entertaining. Adding incredible value is the fully developed legal basement , complete with 2 bedrooms, 1 full bathroom, separate laundry, and a private entrance. This Basement is perfect for generating rental income or accommodating extended family while maintaining privacy. Location is unbeatable – just minutes from: McKnight-Westwinds C-Train Station Public transit and bus stops Superstore, Tim Hortons, and other everyday amenities Schools, parks, and major roadways for easy commuting Whether you're looking to live upstairs and rent the basement, or add a strong income property to your portfolio, this home delivers flexibility, convenience, and long-term potential