



GRASSROOTS
REALTY GROUP

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74 Castledale Way NE
Calgary, Alberta

MLS # A2322531



\$519,900

Division:	Castleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,138 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: IN BASEMENT: Refrigerator, Electric Range, Microwave Hood Fan, Washer/Dryer.

Welcome to this beautifully renovated 2-storey detached home located in the desirable community of Castleridge NE, Calgary. Conveniently situated close to schools, parks, shopping, public transit, and all major amenities, this property is ideal for first-time home buyers or investors seeking a move-in-ready home with excellent functionality. Upon entry, you are welcomed by a spacious foyer leading into a bright and inviting living room featuring large windows that allow an abundance of natural light to fill the space. A stylish feature wall adds warmth and character to the main living area. The modern kitchen is equipped with BRAND NEW stainless steel appliances, ample cabinetry, and a functional layout perfect for everyday living. A 2-piece bathroom and main-floor laundry complete the main level. Upstairs, you will find a spacious primary bedroom featuring a private 4-piece ensuite, along with two additional well-sized bedrooms and another 4-piece bathroom, offering comfortable living space for the whole family. The fully finished basement (illegal suite) features a separate entrance, a spacious rec room, a bedroom, a 4-piece bathroom, and separate laundry, providing excellent flexibility for extended family. Outside, enjoy the huge fully fenced backyard, offering plenty of space for outdoor enjoyment and future garage development potential. This home combines comfort, style, and investment potential in a fantastic location. Book your private showing today!