



GRASSROOTS
REALTY GROUP

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95 Castlegreen Close NE
Calgary, Alberta

MLS # A2326308



\$468,000

Division:	Castleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,123 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to 95 Castlegreen Close NE, a fantastic opportunity for first-time home buyers, growing families, and investors alike! This well-maintained home offers approximately 1,200 sq. ft. above grade. It features 4 bedrooms, including a 1-bedroom illegal basement suite with a separate entrance, making it an excellent mortgage helper or ideal space for extended family. The main floor offers a bright and functional layout with spacious living and dining areas, a practical kitchen, and comfortable bedrooms. The basement provides additional flexibility with its own separate entrance, offering great potential for rental income (illegal suite) or multi-generational living. Located on a decent-sized lot in the established community of Castleridge, this home is nestled on a quiet residential street in a family-friendly neighbourhood known for its welcoming atmosphere. Residents enjoy convenient access to schools, parks, playgrounds, walking paths, shopping, public transit, and major roadways, making everyday commuting and errands simple. The nearby Castleridge Plaza, grocery stores, restaurants, recreation facilities, and the McKnight–Westwinds CTrain Station are all just minutes away. Whether you’re a first-time home buyer looking to offset your mortgage or an investor seeking a solid income property, this home offers exceptional value, versatility, and convenience. Priced at \$478,000, this is an opportunity you won’t want to miss!. Schedule your private viewing today and experience everything this remarkable home has to offer before it’s gone!