



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

91 Castleridge Crescent NE
Calgary, Alberta

MLS # A2330916



\$469,900

Division:	Castleridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,038 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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| 3 BEDS | 2 BATHS | DOUBLE ATTACHED GARAGE | CONVENIENT LOCATION | Welcome to this well-maintained 3-level split home located in the community of Castleridge. Bright natural light fills the main living area, creating a warm and inviting space to relax or entertain. The functional layout offers plenty of room for the whole family. Upstairs, you'll find 2 good-sized bedrooms and a 4-piece bathroom. The lower level features a spacious family room with a wet bar, an additional good-sized bedroom, and a 3-piece bathroom, providing extra living space and flexibility. Recent updates include a newer roof, updated siding, and a high-efficiency furnace for added peace of mind. Step outside to enjoy the large backyard with a raised deck, perfect for summer gatherings, along with back alley access. A double attached garage and spacious driveway provide plenty of parking. Conveniently located close to schools, shopping, parks, public transit, with easy access to Metis Trail, Calgary International Airport, and CrossIron Mills. Call your favourite agent for a showing today!