



GRASSROOTS
REALTY GROUP

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88 Castleglen Way NE
Calgary, Alberta

MLS # A2333304



\$397,900

Division:	Castleridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	918 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	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

| 2 BEDS | 1 BATH | CONVENIENT LOCATION | Welcome to this 4-level split home located in the community of Castleridge. The functional layout offers a bright and spacious living area that flows into the kitchen and dining area, creating a practical space for everyday living. Upstairs, you'll find 2 good-sized bedrooms, including the primary bedroom, along with a 4-piece bathroom. The unfinished basement offers plenty of potential and is ready for your personal touch. Outside, enjoy the large backyard, while the oversized front driveway provides parking for up to 4 vehicles. Conveniently located close to shopping, schools, parks, and more. Call your favourite agent for a showing today! Some photos have been virtually staged using AI.