



GRASSROOTS
REALTY GROUP

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36 Castleglen Way NE
Calgary, Alberta

MLS # A2345830

\$474,900

Division:	Castleridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	892 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	2
Garage:	None, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Lower Suite Dishwasher, Electric Stove, Refrigerator, Washing Machine, Electric Dryer

Step into 36 Castleglen Way NE—a beautifully updated, fully finished 4-level split in Castleridge delivering 1,626 SQ FT OF TOTAL DEVELOPED LIVING SPACE and a fantastic ILLEGAL SUITE WITH A SEPARATE EXTERIOR ENTRANCE! The bright main and upper floors offer a spacious living area, a kitchen with a breakfast nook, three bedrooms, and a full bath, while the lower levels serve as an ideal mortgage helper or multi-generational space. Large windows draw abundant natural light into the lower living area and kitchenette, creating a bright, welcoming space complete with two extra bedrooms, a second full bathroom, and DEDICATED LAUNDRY for truly independent living. Enjoy total peace of mind knowing major mechanical and exterior upgrades are already complete, including a newer ROOF and SIDING (just over 5 years old), and a 6-year-old FURNACE and CENTRAL AIR CONDITIONING. Adding to its value, the full-size lot features an impressive 50-FOOT FRONTAGE, offering the possibility of adding a front garage or parking pad (pending City approval), alongside long-term future development potential. Outside, the sprawling backyard is framed by a 6-foot tall wood fence offering fantastic privacy from neighbors and the adjoining school field with NO HOMES BEHIND, making this move-in-ready gem an opportunity with endless possibilities—book your showing today!