

# \$523,900 - 123 Castleglen Road Ne, Calgary

MLS® #A2239173

**\$523,900**

3 Bedroom, 2.00 Bathroom, 934 sqft

Residential on 0.09 Acres

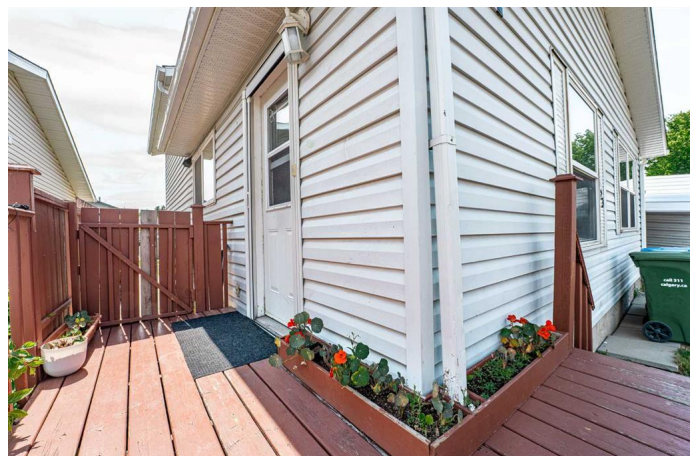
Castleridge, Calgary, Alberta

Welcome to this 4-level split detached home, perfectly situated in the family friendly community of Castleridge! This property is ideal for FIRST TIME HOMEBUYERS, offering a fantastic opportunity to offset your mortgage with a 1-bedroom illegal basement suite, complete with its own separate entrance. Step inside and discover a functional layout across four levels, providing ample space for comfortable living. The main floor features a bright living area, while upper level offer spacious bedrooms and a bathroom. Enjoy the convenience of being just steps away from shopping centers, playgrounds, and schools, making daily errands and family outings a breeze. With its prime location and MORTGAGE HELPER potential, this home truly presents an incredible value. Don't miss out on this excellent opportunity to enter the housing market.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2239173  |
| Price          | \$523,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 934       |
| Acres          | 0.09      |
| Year Built     | 1980      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 123 Castleglen Road Ne |
| Subdivision | Castleridge            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 1P2                |

### Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 3       |
| Parking        | Carport |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Wood                                                         |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Wood Burning                                                                          |
| Has Basement      | Yes                                                                                   |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                              |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Fire Pit                 |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 41              |

Zoning

R-CG

## **Listing Details**

Listing Office

URBAN-REALTY.ca

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