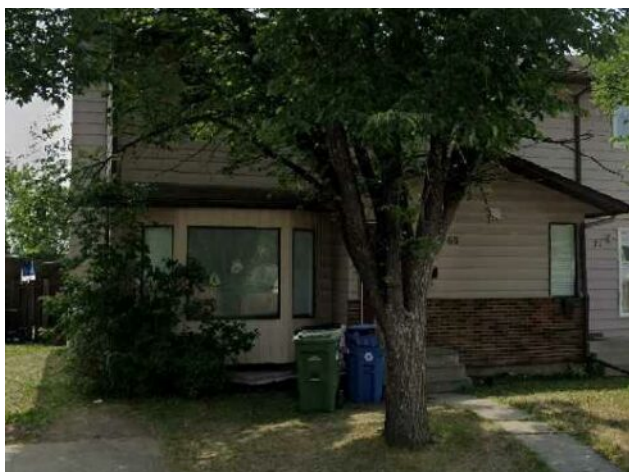


69 Castleglen Road NE
Calgary, Alberta

MLS # A2246037



\$480,000

Division:	Castleridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,283 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: n/a

Welcome to this beautifully updated 4-bedroom home featuring 2 full bathrooms and 2 half baths, situated in the sought-after community of Castleridge. Upon entry, you're greeted by a spacious foyer with ample closet space and a bright, inviting living room perfect for hosting family and friends. The main level flows into a designated dining area and a brand new kitchen outfitted with stainless steel appliances, quartz countertops, and stylish cabinetry. A generously sized island offers the perfect spot for casual dining. You'll also find a convenient laundry area with additional pantry space and a main-floor half bath for added ease. Step outside to enjoy a large backyard—ideal for summer barbecues and a great play space for kids. Upstairs, the primary bedroom includes a private 2-piece ensuite, while two additional well-sized bedrooms share a full bath. The fully developed basement offers a fourth bedroom, a full bathroom, its own kitchen, and laundry making it a fantastic option for rental income or extended family living. This home is ideally located near schools, parks, grocery stores, and restaurants. Don't miss out on this fantastic opportunity