

# \$489,999 - 123 Castleglen Road Ne, Calgary

MLS® #A2260492

**\$489,999**

3 Bedroom, 2.00 Bathroom, 934 sqft

Residential on 0.09 Acres

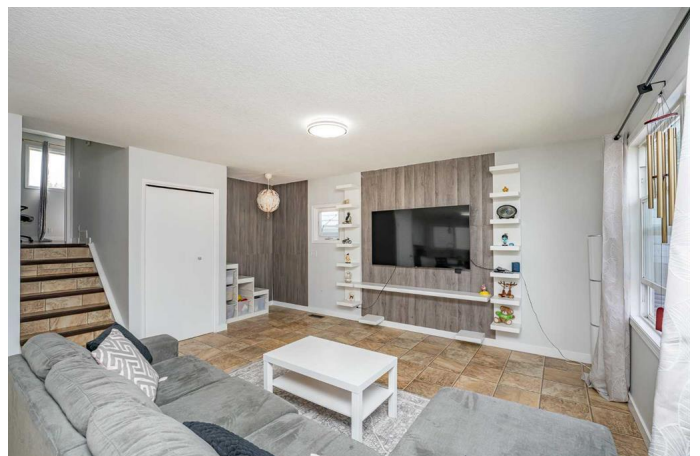
Castleridge, Calgary, Alberta

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 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® #         | A2260492  |
| Price          | \$489,999 |
| 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 | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Separate Entrance                                                                             |
| Appliances        | Convection Oven, Dishwasher, Electric Cooktop, Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                            |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas Log                                                                                                          |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full, Exterior Entry, Suite, Walk-Up To Grade                                                          |

### Exterior

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

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 27th, 2025 |
|-------------|----------------------|

|                |      |
|----------------|------|
| Days on Market | 30   |
| Zoning         | R-CG |

## **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.