67 Castleglen Road NE
Calgary, Alberta

MLS # A2194482

$469,900

Division:	Castleridge			
Type:	Residential/Duplex			
Style:	2 Storey, Attached-Side by Side			
Size:	1,149 sq.ft.	**Age:**	1981 (44 yrs old)	
Beds:	4	**Baths:**	2 full / 1 half	
Garage:	Parking Pad			
Lot Size:	0.10 Acre			
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot			

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), No Smoking Home, Wood Counters		

Inclusions:	None

** HUGE PRICE REDUCTION FOR QUICK SALE!** EXCELLENT OPPORTUNITY FOR FIRST-TIME HOME BUYERS OR INVESTORS! Welcome to this beautifully updated 4 bedroom, 2.5 bathroom home, offering both comfort and functionality. Inside, enjoy the benefits of triple-glazed windows throughout, ensuring energy efficiency and soundproofing. The spacious living areas are filled with natural light, thanks to the new patio door that leads to your private backyard. The fully finished basement enhances the home’s appeal, offering a comfortable living area, an additional bedroom, a separate kitchen and a well-appointed 3-piece bathroom—perfect for hosting guests or creating a private retreat. The large yard is perfect for entertaining and features a concrete pad, providing plenty of space for outdoor activities. A storage shed in the yard adds convenience, and a dual gate provides private parking, making this home ideal for those seeking both security and space. With 4 well-sized bedrooms and modern bathrooms, this home offers the perfect blend of style and practicality. Don't miss the opportunity to own this move-in-ready property. SCHEDULE YOUR SHOWING TODAY!!!!