

# \$499,999 - 123 Castleglen Road Ne, Calgary

MLS® #A2239173

**\$499,999**

3 Bedroom, 2.00 Bathroom, 934 sqft

Residential on 0.09 Acres

Castleridge, Calgary, Alberta

Price Reduction!!! Don't Miss this opportunity to own a house (Open House Aug 31st Sunday from 3pm-7pm)

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	\$499,999
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	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	54
Zoning	R-CG

## Listing Details

Listing Office	URBAN-REALTY.ca
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