

# \$479,900 - 31 Castleglen Crescent Ne, Calgary

MLS® #A2259913

**\$479,900**

3 Bedroom, 2.00 Bathroom, 874 sqft

Residential on 0.11 Acres

Castleridge, Calgary, Alberta

\*\*\*OPEN HOUSE Saturday- November 8, 2025 - 2:30 pm to 4:00 pm\*\*\* Welcome to this charming CORNER-LOT BUNGALOW in the family-friendly community of Castleridge, offering a perfect blend of comfort, functionality, and convenience. This home features a 2-bedroom main level and an ILLEGAL-BASEMENT SUITE with 1 bedroom—ideal as a mortgage helper or for extended family living.

Step inside the bright main floor, where you'll find a spacious living room with large windows, a well-kept kitchen with ample cabinet space, and a cozy dining area. The main level is complete with two comfortable bedrooms and a full bathroom. The basement provides a fully developed suite with its own living area, kitchen with a BUILT-IN REFRIGERATOR, bedroom, and bathroom—adding flexibility and value to the property.

Enjoy the benefit of a DOUBLE DETACHED GARAGE and extra yard space thanks to the corner lot. This home is in a fantastic location: walking distance to Bishop McNally High School, close to shopping, parks, playgrounds, and the popular Genesis Centre. With easy access to major roadways and transit, commuting is a breeze.

This property is perfect for first-time buyers, investors, or families looking for affordability



paired with income potential. Donâ€™t miss this opportunityâ€”book your showing today!

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259913    |
| Price          | \$479,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 874         |
| Acres          | 0.11        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 31 Castleglen Crescent Ne |
| Subdivision | Castleridge               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 1N2                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Separate Entrance                                                                                 |
| Appliances        | Dishwasher, Electric Cooktop, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Built-In Refrigerator |
| Heating           | Forced Air                                                                                                        |
| Cooling           | None                                                                                                              |
| Has Basement      | Yes                                                                                                               |

Basement                      Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Corner Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 25th, 2025  
Days on Market        45  
Zoning                    R-CG

**Listing Details**

Listing Office            Real Broker

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