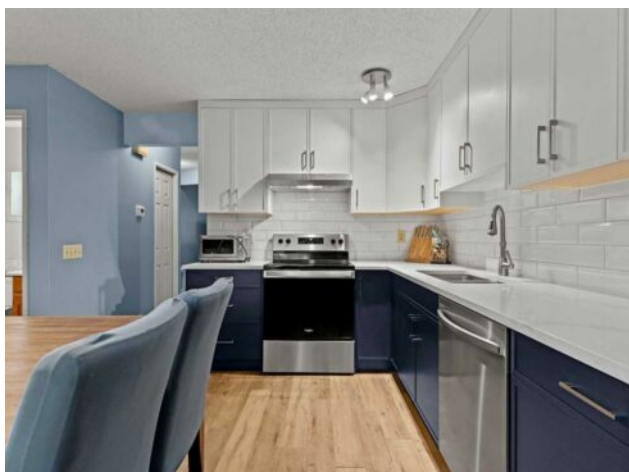


6 Castleglen Road NE
Calgary, Alberta

MLS # A2270431



\$410,000

Division:	Castleridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,212 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-25-29-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: Cabinet in Basement

WELCOME to 6 Castleglen Road NE – an ideal opportunity for first-time home buyers and investors alike. This semi-detached, 3 bedroom, 1.5 bathroom home is tucked into a central Castleridge location with quick access to transit, schools, Prairie Winds Park (wading pool!) FITPARK, outdoor rinks, basketball courts and green spaces, the Genesis Centre, Don Hartman Arena, shopping, the airport and so much more! Step inside to a bright, inviting living room with oversized southeast-facing windows that fill the space with natural light. The renovated kitchen is truly the heart of the home, featuring new cabinetry, quartz countertops, an updated backsplash and new stainless steel appliances. A convenient main-floor laundry area, 2-piece bathroom, and direct access to the spacious backyard complete this level. Upstairs you’ll find three comfortable bedrooms with large windows and great closet storage, along with a refreshed 4-piece bathroom offering a deep soaker tub, new vanity, toilet, and flooring. The lower level is ready for your ideas. With a bathroom rough-in already in place, a generous flex/office area, and plenty of storage, you can tailor the space to your needs. Outside, the large, fenced backyard is a gardener’s delight with ample room to play, relax, or entertain, and easy access to the kitchen for BBQ season. Recent upgrades include new fencing, siding, and roof, a high-efficiency furnace, a full kitchen renovation with a new appliance package, a completely updated full bathroom, and select interior plumbing updates. With almost 1,400 sq. ft. of developed living space, this property offers excellent value today with the potential to add your own personal touches over time. Contact your favourite REALTOR® to arrange a private showing.