

**139 Castledale Way NE**  
**Calgary, Alberta**

**MLS # A2278900**



**\$498,900**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	847 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage		
<b>Inclusions:</b>	N/A		

Charming & well-maintained detached home on a quiet street in Castleridge—an ideal opportunity for first-time buyers or savvy investors. This bright 3-level split offers an open-concept layout with 3 bedrooms and 2 full bathrooms, filled with natural light throughout. The functional kitchen provides ample cabinetry and flows into a generous dining area with access to a sunny south-facing deck—perfect for entertaining. The lower level features a spacious family room with a cozy wood-burning fireplace, an additional bedroom, full bath, and dedicated laundry with extra storage. Recent upgrades include newer shingles, siding, and furnace for peace of mind. Enjoy the oversized double garage and private backyard. Unbeatable location—just minutes walking distance to Superstore, LRT, Tim Hortons, gas stations, shopping, restaurants, and transit, with quick access to Deerfoot and an easy downtown commute. A fantastic value in a high-demand area—don't miss this one!