

# \$399,000 - 49 Castlebrook Way Ne, Calgary

MLS® #A2260522

**\$399,000**

3 Bedroom, 2.00 Bathroom, 746 sqft

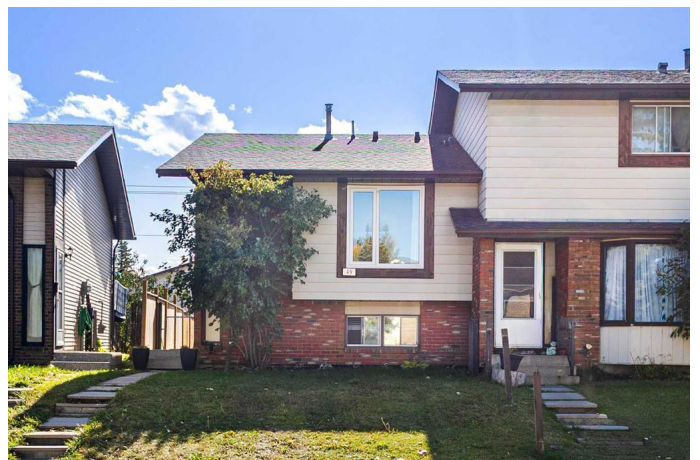
Residential on 0.06 Acres

Castleridge, Calgary, Alberta

Nestled on a quiet street in the community of Castleridge, this well-maintained semi-detached home offers over 1,300 sq ft of developed living space, featuring 3 bedrooms and 2 bathrooms, perfect for families, first-time buyers, or savvy investors. The bright and welcoming main floor boasts a spacious living room, flooded with natural light from large front windows. The modern kitchen is equipped with white cabinetry, stainless steel appliances, and opens into a dining area. From here, sliding patio doors lead to a sunny deck, perfect for summer BBQs and relaxing weekends. A large primary bedroom with a walk-in closet and a full 4-piece bathroom complete the main level. The fully finished lower level adds valuable living space with a large recreation/flex room, two additional bedrooms, and a convenient 3-piece bath, offering versatility for guests, home office space, or growing families. Step outside to a private, fully fenced backyard with a landscaped yard and a rear parking pad for added convenience. Enjoy the excellent location, just minutes from schools, parks, playgrounds, shopping, restaurants, and public transit. Don't miss out on this great opportunity, whether you're looking for a family home or a promising investment property, this one checks all the boxes. Book your private showing today!

Built in 1981

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2260522               |
| Price          | \$399,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 746                    |
| Acres          | 0.06                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 49 Castlebrook Way Ne |
| Subdivision | Castleridge           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 2A7               |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Soaking Tub, Walk-In Closet(s)                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Brick, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete                   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 17                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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