

# \$574,900 - 143 Castlegrove Road Ne, Calgary

MLS® #A2222567

**\$574,900**

5 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.08 Acres

Castleridge, Calgary, Alberta

\*\*\* OPEN HOUSE: Saturday | June 28 | 2:00PM - 4:00PM \*\*\*. Welcome to Castlegrove Road in the sought-after community of Castleridge – a charming 1,062 sq ft bi-level home ideally situated on a 3,659 sq ft corner lot in a quiet, family-friendly neighbourhood. This versatile property features 3 bedrooms on the main level, 2 additional bedrooms in the illegal basement suite, and a separate entrance, offering excellent “live up, rent down” potential. Newer hot water tank (2019) and brand new windows in living and dining. The home also boasts an oversized garage (21'4" x 23'4"). You'll appreciate the extra paved front parking and abundant street parking available. Conveniently located just steps away from parks, playgrounds, grocery stores, and two elementary schools – Escuela St. John Paul-II and OS Geiger School – both just steps away. The C-Train station and Superstore are only a 4-minute drive, making commuting easy. Currently rented with the main floor and basement rented separately, this property presents an excellent opportunity for first-time buyers or savvy investors looking to add to their portfolio. Don't miss out – this is a fantastic chance to own a well-maintained and income-generating property in a prime Calgary location!

Built in 1980

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2222567    |
| Price          | \$574,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,066       |
| Acres          | 0.08        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 143 Castlegrove Road Ne |
| Subdivision | Castleridge             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 1S5                 |

### Amenities

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

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                         |
| Cooling           | None                                                                                               |
| Has Basement      | Yes                                                                                                |
| Basement          | Exterior Entry, Finished, Full, Suite                                                              |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Other                          |
| Lot Description   | Back Lane                      |
| Roof              | Asphalt Shingle, Shingle, Tile |

|              |                 |
|--------------|-----------------|
| Construction | Concrete        |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 6               |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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