

# \$489,999 - 123 Castleglen Road Ne, Calgary

MLS® #A2260492

**\$489,999**

3 Bedroom, 2.00 Bathroom, 934 sqft  
Residential on 0.09 Acres

Castleridge, Calgary, Alberta

Welcome to this 4-level split detached home, perfectly situated in the family friendly community of Castleridge! THIS PROPERTY IS IDEAL FOR FIRST TIME HOMEBUYERS, OFFERING A FANTASTIC OPPORTUNITY TO OFFSET YOUR MORTGAGE WITH A 1 BEDROOM ILLEGAL SUITE, COMPLETE WITH ITS OWN SEPARATE ENTRANCE. Step inside and discover a functional layout across four levels, providing ample space for comfortable living. The main floor features a bright living area, while upper level offer spacious bedrooms and a bathroom. Enjoy the convenience of being just steps away from shopping centers, playgrounds, and schools, making daily errands and family outings a breeze. With its prime location and MORTGAGE HELPER potential, this home truly presents an incredible value. Don't miss out on this excellent opportunity to enter the housing market.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2260492  |
| Price          | \$489,999 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 934       |
| Acres          | 0.09      |



|            |               |
|------------|---------------|
| Year Built | 1980          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 123 Castleglen Road Ne |
| Subdivision | Castleridge            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 1P2                |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Separate Entrance                                                                             |
| Appliances        | Convection Oven, Dishwasher, Electric Cooktop, Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                            |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas Log                                                                                                          |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full, Exterior Entry, Suite, Walk-Up To Grade                                                          |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Fire Pit            |
| Lot Description   | Back Yard           |
| Roof              | Asphalt Shingle     |
| Construction      | Mixed, Vinyl Siding |
| Foundation        | Poured Concrete     |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 27th, 2025 |
|-------------|----------------------|

|                |      |
|----------------|------|
| Days on Market | 18   |
| Zoning         | R-CG |

## **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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