

# \$409,900 - 71 Castlebrook Way Ne, Calgary

MLS® #A2209170

**\$409,900**

4 Bedroom, 3.00 Bathroom, 1,182 sqft  
Residential on 0.06 Acres

Castleridge, Calgary, Alberta

Welcome to this charming home located in the heart of Castleridge. This property offers a functional layout, featuring a bright and inviting living room that flows seamlessly into the dining area. The well-equipped kitchen provides ample space for meal preparation, perfect for family living or entertaining. Upstairs, you'll find comfortable bedrooms offering privacy and relaxation. The home has been updated with new vinyl floors throughout, adding both durability and a modern touch. The property also features low-maintenance aluminum siding. The spacious yard provides endless possibilities for outdoor enjoyment. Located in a family-friendly community, this home is within walking distance of schools, parks, shopping, and public transit, making it an ideal choice for those seeking convenience and comfort. Book your showing today!

Built in 1983

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209170  |
| Price          | \$409,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,182     |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 1983                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 71 Castlebrook Way Ne |
| Subdivision | Castleridge           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2A 7Y9               |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | See Remarks                                                         |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

### **Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Storage                                           |
| Lot Description   | Back Lane, Irregular Lot, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                                   |
| Construction      | Metal Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 12               |
| Zoning         | R-CG             |

### **Listing Details**

Listing Office

PropZap Realty

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