

31 Castleglen Crescent NE
Calgary, Alberta

MLS # A2259913



\$499,900

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance		
Inclusions:	N/A		

OPEN HOUSE Saturday - September 27 and Sunday - September 28, 2025 - 2:00 pm to 4:00 pm Welcome to this charming CORNER-LOT BUNGALOW in the family-friendly community of Castleridge, offering a perfect blend of comfort, functionality, and convenience. This home features a 2-bedroom main level and an ILLEGAL-BASEMENT SUITE with 1 bedroom—ideal as a mortgage helper or for extended family living. Step inside the bright main floor, where you’ll find a spacious living room with large windows, a well-kept kitchen with ample cabinet space, and a cozy dining area. The main level is complete with two comfortable bedrooms and a full bathroom. The basement provides a fully developed suite with its own living area, kitchen with a BUILT-IN REFRIGERATOR, bedroom, and bathroom—adding flexibility and value to the property. Enjoy the benefit of a DOUBLE DETACHED GARAGE and extra yard space thanks to the corner lot. This home is in a fantastic location: walking distance to Bishop McNally High School, close to shopping, parks, playgrounds, and the popular Genesis Centre. With easy access to major roadways and transit, commuting is a breeze. This property is perfect for first-time buyers, investors, or families looking for affordability paired with income potential. Don’t miss this opportunity—book your showing today!