

**17 Castleridge Way NE
Calgary, Alberta****MLS # A2266249****\$449,888**

Division:	Castleridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,214 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Other, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Discover an exceptional opportunity at Castleridge, a semi-detached, fully developed two-storey home offering four bedrooms, three bathrooms, and no condo fees. This property is ideal as a starter home, investment, or downsizing option. The main floor boasts an open-concept design with abundant natural light streaming through large south-facing windows. The spacious kitchen features updated laminate countertops. The home has undergone numerous upgrades, including brand-new windows and exterior doors installed in September 2021, as well as new shingles and vinyl siding completed in December 2020, along with fresh paint throughout and separate laundry. The lower suite, though illegal, provides developed space with a full separate kitchen, one bedroom, a renovated four-piece bathroom, and a private side entrance and laundry. Situated in a desirable neighborhood, this home is conveniently located near public transit, parks, schools, restaurants, and shopping. Schedule your private showing today!