

132 Castlebrook Rise NE
Calgary, Alberta

MLS # A2243504

\$379,900



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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Castleridge | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,180 sq.ft. | Age: | 1982 (43 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Irregular Lot | | |

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|--------------------|--------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Storage | | |

Inclusions: NA

Fantastic Opportunity for First-Time Buyers or Investors! Welcome to this bright and charming 2-storey attached home nestled in the well-established community of Castleridge. Step inside to a functional and inviting layout featuring a formal entrance that opens into a spacious kitchen complete with rich dark cabinetry, stainless steel appliances, and a cozy dining area framed by an oversized window that floods the space with natural light. The spacious living room is anchored by a classic wood-burning fireplace and offers direct access to the expansive, south-facing backyard — a private oasis perfect for summer entertaining, gardening, or relaxing in the sun. Upstairs, you'll find three comfortable bedrooms, including a generous primary suite with its own 4-piece ensuite. The unfinished basement provides endless potential to customize the space to suit your lifestyle needs — whether a home gym, rec room, or additional living space. Conveniently located within walking distance to schools, playgrounds, and local amenities. This is a wonderful opportunity you don't want to miss — book your showing today!