

**69 Castlebrook Way NE
Calgary, Alberta**

MLS # A2268636



\$398,893

Division:	Castleridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,201 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

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

Inclusions: N/A

69 Castlebrook Way NE | 2-Storey Half Duplex Located In The Family-Friendly Community Of Castleridge NE | This Home Features 3 Spacious Bedrooms On The Upper Level & An Unfinished Basement Ready For Your Personal Touch | The Main Floor Offers A Bright Living Area With Plenty Of Natural Light Newer Windows | Bright Kitchen With Ample Cabinetry | Enjoy A Fully Fenced Backyard Perfect For Kids Or Pets & With Back Alley Access & (3) Parking spaces | Ideally Situated Close To Schools, Parks, Shopping, Public Transit, & Major Roadways, This Home Is Perfect For First-Time Buyers Or Investors Alike | No Inside Pictures As The Property Is Tenant Occupied | Currently Rented For \$1600 Per Month & Vacant Possession December 1, 2025