

16 Castleglen Crescent NE  
Calgary, Alberta

MLS # A2269121



**\$449,000**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	921 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks, Storage		
<b>Inclusions:</b>	N/A		

Welcome to this 4 level split well kept house offering a perfect combination of space, functionality, and a versatile layout, ideal for families or investors. Spanning 1,747 SQFT of Living Space, the home provides comfort, privacy, and room to grow. The main level features a functional kitchen, dining area, and living room, ideal for daily family life and entertaining. The kitchen has ample cabinet and countertop space, while large windows fill the space with natural light. The upper level includes 2 bedrooms and a full bathroom, providing private, flexible spaces. The basement is bright and spacious, with a large living area and another full bathroom, perfect as a recreational or family room. The lower level offers 1 additional bedroom, a spacious Flex Room with closet and a laundry area, accommodating children, guests and a home office. The south-facing backyard is fully fenced for privacy and safety, featuring a fire pit ideal for gatherings. At the front, a side patio by the entrance adds charm, and a single parking pad provides convenient off-street parking. Located in the family-friendly community of Castleridge, this home is close to St. John Paul II School, Bishop McNally High School, and O.S. Geiger School, parks, playgrounds, sidewalks, and shopping, with easy access to Calgary International Airport, major retail centers, and NE Calgary amenities. This property offers space, flexibility, and location—perfect for growing families or investors seeking a well-laid-out home with rental potential.