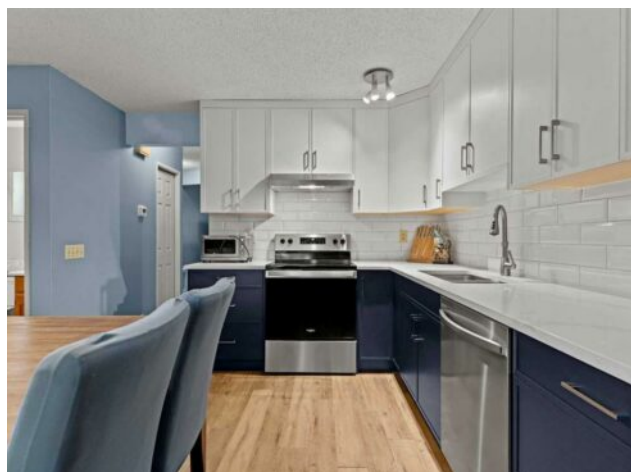


**6 Castleglen Road NE
Calgary, Alberta**

MLS # A2270431



\$405,900

| | | | |
|------------------|-------------------------------------------------------|---------------|-------------------|
| Division: | Castleridge | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,212 sq.ft. | Age: | 1981 (45 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Yard, Low Maintenance Landscape, Rectangular Lot | | |

| | | | |
|--------------------|----------------------------------|-------------------|------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 2-25-29-W4 |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Quartz Counters | | |

Inclusions: Cabinet in Basement

WELCOME HOME to 6 Castleglen Road NE — a fantastic opportunity for first-time buyers and investors alike. This well-maintained semi-detached home offers 3 bedrooms, 1.5 bathrooms, and no condo fees, all in a highly accessible Castleridge location close to transit, schools, Prairie Winds Park (with wading pool!), FITPARK, outdoor rinks, basketball courts, green spaces, the Genesis Centre, Don Hartman Arena, shopping, and quick access to the airport. Step inside to a bright and welcoming living room, where oversized southeast-facing windows flood the space with natural light. The beautifully renovated kitchen is the true heart of the home, showcasing new cabinetry, quartz countertops, a stylish updated backsplash, and a full suite of stainless steel appliances. The main floor is complete with a convenient laundry area, an updated 2-piece bathroom, and direct access to the spacious backyard—perfect for seamless indoor-outdoor living. Upstairs, you’ll find three generously sized bedrooms with large windows and excellent closet space, along with a refreshed 4-piece bathroom featuring a deep soaker tub, new vanity, toilet, and updated flooring. The lower level is ready for your vision, offering a bathroom rough-in, a versatile flex or office area, and ample storage—ideal for future development or customization. Outside, enjoy a large, fully fenced backyard that’s perfect for gardening, entertaining, or relaxing, with easy access from the kitchen for BBQ season. Recent upgrades include new fencing, siding, and roof, a high-efficiency furnace, a complete kitchen renovation with new appliances, a fully updated main bathroom and half bath, and select interior plumbing improvements. With nearly 1,400 sq. ft. of developed living space, this home delivers outstanding value today with

room to grow tomorrow. Contact your favourite REALTOR® to book your private showing today.