

173 Castlebrook Way NE  
Calgary, Alberta

MLS # A2276408



**\$409,975**

|                  |                                                   |                               |
|------------------|---------------------------------------------------|-------------------------------|
| <b>Division:</b> | Castleridge                                       |                               |
| <b>Type:</b>     | Residential/Duplex                                |                               |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level                   |                               |
| <b>Size:</b>     | 963 sq.ft.                                        | <b>Age:</b> 1982 (44 yrs old) |
| <b>Beds:</b>     | 2                                                 | <b>Baths:</b> 1               |
| <b>Garage:</b>   | Off Street, Parking Pad                           |                               |
| <b>Lot Size:</b> | 0.06 Acre                                         |                               |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Level, Standard Shaped Lot |                               |

|                    |                                                          |
|--------------------|----------------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                  |
| <b>Floors:</b>     | Laminate                                                 |
| <b>Roof:</b>       | Asphalt                                                  |
| <b>Basement:</b>   | Full                                                     |
| <b>Exterior:</b>   | See Remarks                                              |
| <b>Foundation:</b> | Poured Concrete                                          |
| <b>Features:</b>   | Low Flow Plumbing Fixtures, No Smoking Home, See Remarks |

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** na

Savvy buyers must see!! This bi-level style duplex is newly remodeled, all new flooring, new paint, good quality appliances. Main floor boasts of 2 good sized bedrooms with a cheater door from master bedroom to main bath. No basement development, Excellent opportunity to develop to homeowner satisfaction. This property is vacant and shows extremely well. Call your realtor and enjoy this fantastic opportunity. New roof.