

# \$569,999 - 263 Castleridge Drive Ne, Calgary

MLS® #A2202938

**\$569,999**

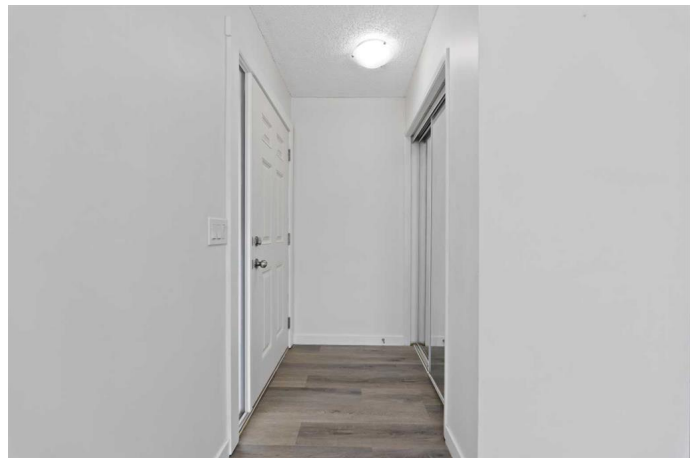
5 Bedroom, 2.00 Bathroom, 880 sqft  
Residential on 0.09 Acres

Castleridge, Calgary, Alberta

OPEN HOUSE SATURDAY & SUNDAY (5 & 6 APRIL) 1-4 pm. Welcome to this beautifully RENOVATED 4-level split 5 BEDROOM house, perfectly situated on a spacious 4000 square feet lot. Opportunity knocks for rental investment or LIVE up and RENT downstairs. R-CG zone 40'x100' lot allow future development potential of BACKYARD GARAGE SUITE (subjected to city permit approval) that will be accessed from paved back alley,

Extensive Renovation done couple years ago features : NEW ROOF, WINDOWS, SIDING, HIGH GLOSS KITCHEN CABINETS with QUARTZ countertops, STAINLESS STEEL appliances, New Paint, New LVP flooring, Upgraded bathrooms, Pot lights and other light fixtures. This stunning property features 5 bedrooms, 2 full bathrooms,

The upper levels of this home boast a thoughtfully designed layout with 3 well-appointed bedrooms and a full bathroom. The expansive living area is flooded with natural light, thanks to the large windows that enhance the open and airy feel of the space. The dining area is perfect for family meals and entertaining guests. Don't forget the huge deck on west side of house for BBQ party. The Renovated U shape kitchen is generously sized, featuring modern Stainless steel appliances and ample Quartz counter space, making meal preparation a delight. FULLY DEVELOPED BASEMENT offers 2



Bedrooms ILLEGAL SUITE New High gloss kitchen, full bath, SEPARATE ENTRANCE & LAUNDRY. Located close to Transit service, bus stop right in front of house, schools, shopping, Grocery store, superstore, gas station, Church, Sikh Temple/Gurudwara sahib, park and playground. This home is a perfect blend of style, comfort, and functionality. Don't miss the opportunity to make this renovated gem your own. Close to O.S. Geiger School Elementary school, Crossing park junior high school, and Nelson Mandela High school. Book your private showing, this property is not going to last longer!

Built in 1980

### Essential Information

MLS® #	A2202938
Price	\$569,999
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	880
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	263 Castleridge Drive Ne
Subdivision	Castleridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1P3

### Amenities

Parking Spaces 4  
Parking Alley Access, Parking Pad, RV Access/Parking, See Remarks

### **Interior**

Interior Features No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows  
Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, See Remarks, Washer/Dryer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features Playground, Private Yard, Storage  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Paved  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 17th, 2025  
Days on Market 18  
Zoning R-CG

### **Listing Details**

Listing Office Royal LePage METRO

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