

# \$520,000 - 31 Castleglen Crescent Ne, Calgary

MLS® #A2219643

**\$520,000**

3 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.11 Acres

Castleridge, Calgary, Alberta

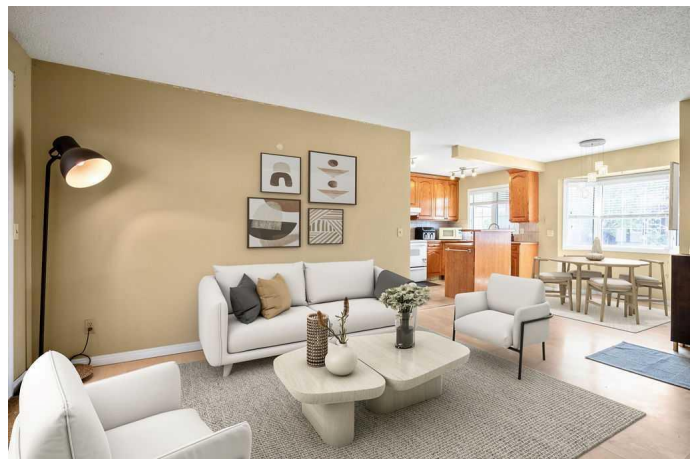
The lot and location truly set this property apart! Nestled on a large corner lot along a peaceful, quiet street, this welcoming bungalow offers fantastic curb appeal that invites you home every time. Inside, the main floor features sliding patio doors, a bright bay window nook, laminate and tile flooring throughout, a raised breakfast bar, and the convenience of main floor laundry. A private separate entrance leads to the basement, offering great flexibility for extended family, guests, or rental potential. Downstairs, youâ€™ll find an additional bedroom, a 4-piece bathroom, a cozy nook, flex space, and a storage room â€” along with a freshly renovated basement kitchen (completed in 2024), providing a stylish and functional space ready for immediate use. The front yard is beautifully designed for curb appeal, while the backyard is set up for fun and relaxation, featuring a private patio area hidden behind the generous detached garage â€” ideal for summer gatherings or simply unwinding outdoors. With newer shingles and siding, this home is move-in ready and located close to schools, shopping, restaurants, and public transportation, making it a perfect fit for families and commuters alike.

Built in 1981

## Essential Information

MLS® #

A2219643



Price	\$520,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	872
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	31 Castleglen Crescent Ne
Subdivision	Castleridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1N2

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan, Separate Entrance
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 9th, 2025

Days on Market            44

Zoning                        R-CG

### **Listing Details**

Listing Office                CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.