

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

MLS® #A2240650

**\$520,000**

3 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.11 Acres

Castleridge, Calgary, Alberta

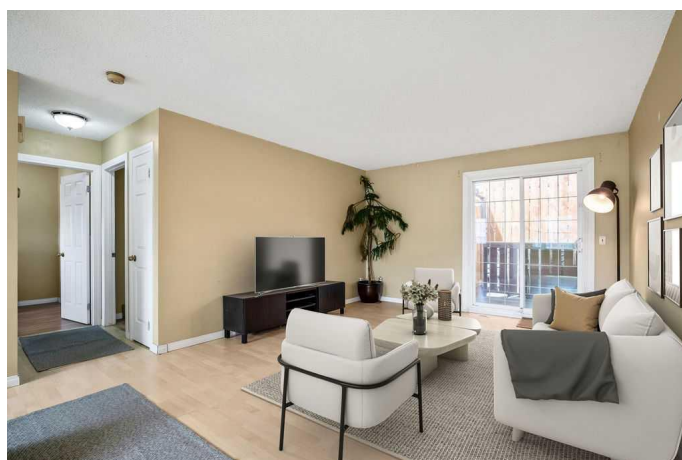
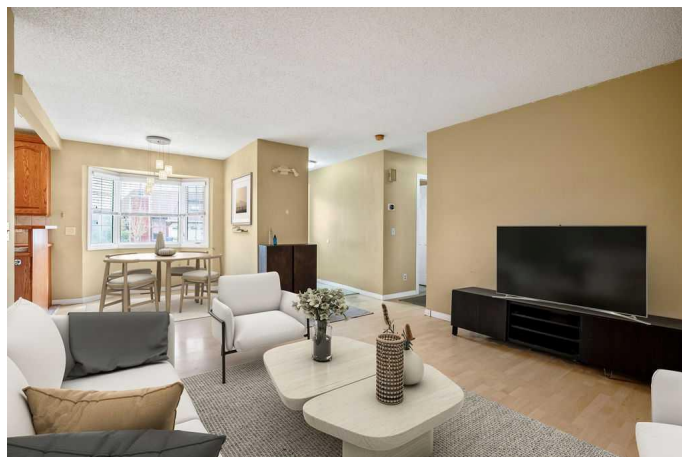
Open house this Sunday noon-2:00!!! The lot and location truly set this property apart! Nestled on a large corner lot along a peaceful, quiet street, this welcoming bungalow offers fantastic curb appeal that invites you home every time. Inside, the main floor features sliding patio doors, a bright bay 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® #

A2240650



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                  July 17th, 2025

Days on Market            7

Zoning                        R-CG

### **Listing Details**

Listing Office                CIR Realty

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