

# \$545,000 - 91 Castleridge Crescent Ne, Calgary

MLS® #A2224200

**\$545,000**

3 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.10 Acres

Castleridge, Calgary, Alberta

Welcome to this charming 3-level split home that offers comfort, character, and convenience. With a newer roof, updated siding, and a high-efficiency furnace, this property is move-in ready. Inside, you'll find 3 bedrooms and 2 full bathrooms thoughtfully laid out across a unique split level design. The developed basement adds even more living space with a spacious bedroom, full bathroom, cozy second living room, and a wet bar.

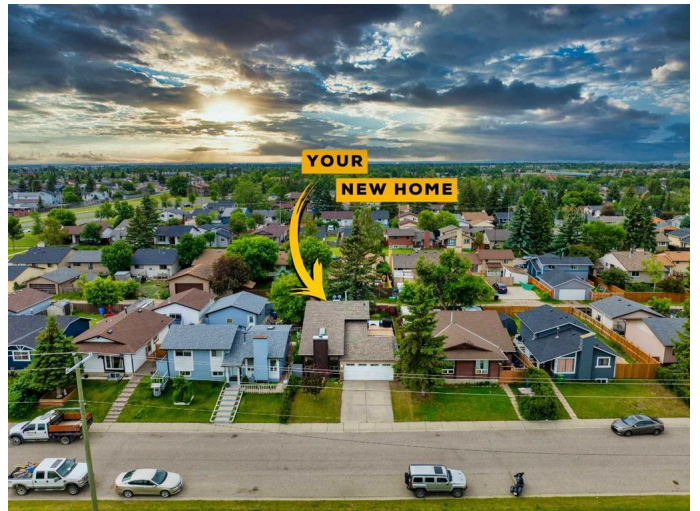
Enjoy outdoor living in the large backyard featuring a raised deck and back alley access. The front attached garage, along with ample driveway and street parking, makes this home ideal for families looking for additional parking.

This home is located with easy access to Metis Trail and just a short drive to CrossIron Mills and the Calgary International Airport. Full of charm and practical features, this home is a must see, don't miss out!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2224200  |
| Price          | \$545,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,017     |



|            |               |
|------------|---------------|
| Acres      | 0.10          |
| Year Built | 1981          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 3 Level Split |
| Status     | Active        |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 91 Castleridge Crescent Ne |
| Subdivision | Castleridge                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3J 1N6                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air                                             |
| Cooling           | Central Air                                            |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 2                                                      |
| Fireplaces        | Wood Burning                                           |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full, Crawl Space                            |

### **Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Other                                        |
| Lot Description   | Back Lane, Landscaped                        |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 73             |
| Zoning         | R-CG           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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