

# \$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

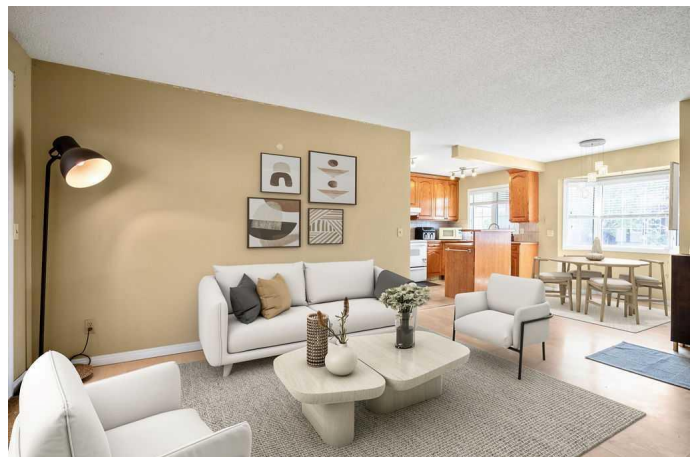
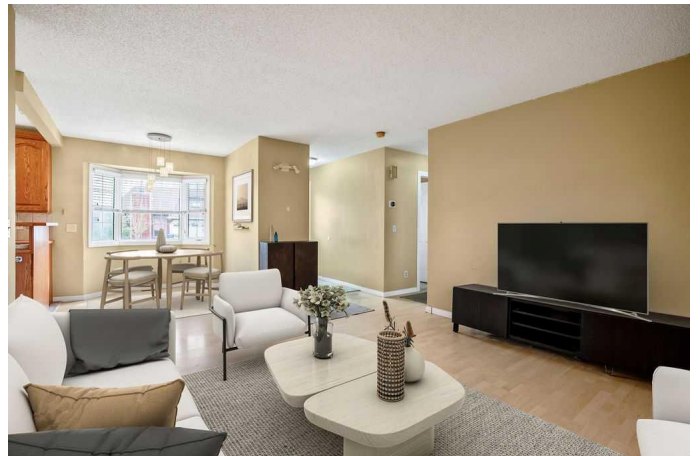
The lot and location truly set this property apart! Nestled on a large corner lot along a peaceful, quiet street, this welcoming bungalow offers fantastic curb appeal that invites you home every time. Inside, the main floor features sliding patio doors, a bright bay window nook, laminate and tile flooring 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                59  
Zoning                              R-CG

**Listing Details**

Listing Office                    CIR Realty

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