

# \$449,888 - 17 Castleridge Way Ne, Calgary

MLS® #A2266249

**\$449,888**

4 Bedroom, 3.00 Bathroom, 1,214 sqft

Residential on 0.06 Acres

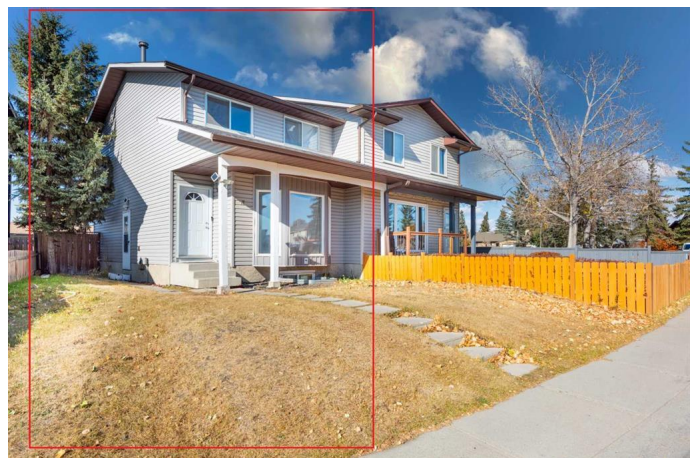
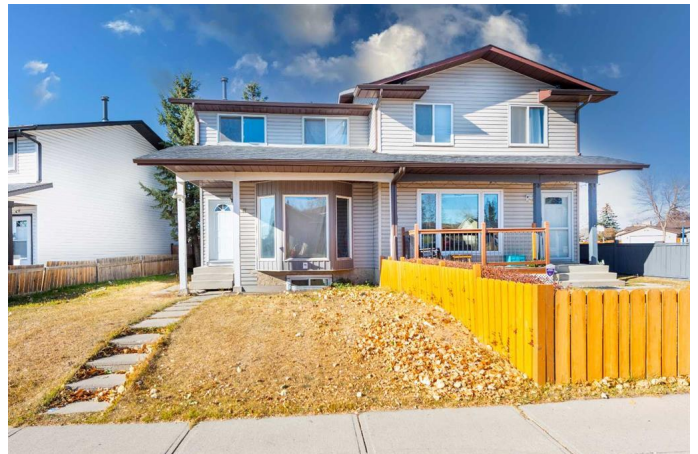
Castleridge, Calgary, Alberta

Discover an exceptional opportunity at Castleridge, a semi-detached, fully developed two-storey home offering four bedrooms, three bathrooms, and no condo fees. This property is ideal as a starter home, investment, or downsizing option. The main floor boasts an open-concept design with abundant natural light streaming through large south-facing windows. The spacious kitchen features updated laminate countertops. The home has undergone numerous upgrades, including brand-new windows and exterior doors installed in September 2021, as well as new shingles and vinyl siding completed in December 2020, along with fresh paint throughout and separate laundry. The lower suite, though illegal, provides developed space with a full separate kitchen, one bedroom, a renovated four-piece bathroom, and a private side entrance and laundry. Situated in a desirable neighborhood, this home is conveniently located near public transit, parks, schools, restaurants, and shopping. Schedule your private showing today!

Built in 1981

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2266249  |
| Price     | \$449,888 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,214                  |
| Acres          | 0.06                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17 Castleridge Way Ne |
| Subdivision | Castleridge           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 1N8               |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | See Remarks                                                             |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer/Dryer, Washer/Dryer Stacked |
| Heating           | Forced Air                                                              |
| Cooling           | None                                                                    |
| Has Basement      | Yes                                                                     |
| Basement          | Finished, Full, Exterior Entry, Suite                                   |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Other                                                |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Other, Paved |
| Roof              | Asphalt Shingle                                      |
| Construction      | Vinyl Siding                                         |
| Foundation        | Poured Concrete                                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 3                  |
| Zoning         | R-CG               |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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