

**358 Castleridge Drive  
Calgary, Alberta**

**MLS # A2206419**



**\$500,000**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	High Efficiency, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

THE MOST WALKABLE LOCATION IN NE! Walk to shopping, restaurants and restaurants, mosque, park, tennis courts and more! You basically have access to any business within a 5 minute drive. Amazing investment opportunity when you have a location like this, and also on a bus line, allowing you to rent to anyone for top dollar. About the house: Siding was done recently as well as the roof, and windows and side door. New Hot water tank, high-efficiency furnace, water softner.