

# \$499,000 - 92 Castleridge Close Ne, Calgary

MLS® #A2209964

**\$499,000**

4 Bedroom, 2.00 Bathroom, 877 sqft

Residential on 0.09 Acres

Castleridge, Calgary, Alberta

Looking for your first home or a smart investment property that's move-in ready and won't break the bank? Well, this updated 4-level split in Calgary's Castleridge community might be exactly what you've been waiting for.

Nestled on a quiet street with mature trees and a real neighborhood feel, this 4-bedroom, 2-bathroom home offers just under 1,700 square feet of fully developed living space and yes, it's vacant and ready for immediate possession.

As soon as you step inside, you'll notice the natural light pouring into the bright and spacious living room. The open dining area flows right into an updated kitchen with stainless steel appliances that make cooking at home a breeze.

Summer nights? Handled. Slide open the patio doors and step onto your private south-facing deck—perfect for grilling, relaxing, or entertaining.

The fenced yard is a dream for kids, pets, or green thumbs. There are garden beds, mature trees for privacy, and even a shed for all your tools and gear.

Downstairs, you've got stylish luxury vinyl plank flooring, updated bathrooms, a flexible basement space for movie nights, hobbies, or



even a home office. There's also a large storage room and laundry area to keep life organized.

But it's not just about the home. You're minutes away from Castleridge Plaza, Superstore, LRT stations, schools, parks—you name it. With quick access to McKnight Blvd and Stoney Trail, commuting anywhere in the city is simple.

Whether you're a first-time buyer ready to stop renting, or an investor looking for solid value in Calgary's market—this one checks all the boxes. Reach out today to book your private showing, and let's get you moving.

Built in 1982

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2209964      |
| Price          | \$499,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 877           |
| Acres          | 0.09          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 92 Castleridge Close Ne |
| Subdivision | Castleridge             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 1Y9                 |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Fire Pit                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Level, Treed |
| Roof              | Asphalt                                              |
| Construction      | Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 21              |
| Zoning         | R-CG            |

## Listing Details

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

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