

# \$520,000 - 31 Castleglen Crescent Ne, Calgary

MLS® #A2240650

**\$520,000**

3 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.11 Acres

Castleridge, Calgary, Alberta

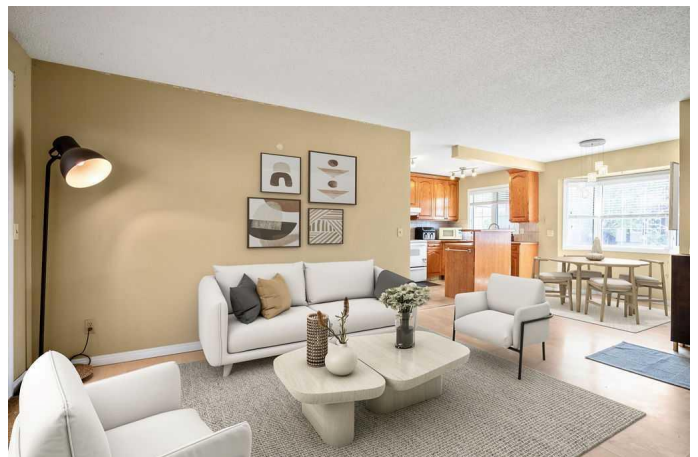
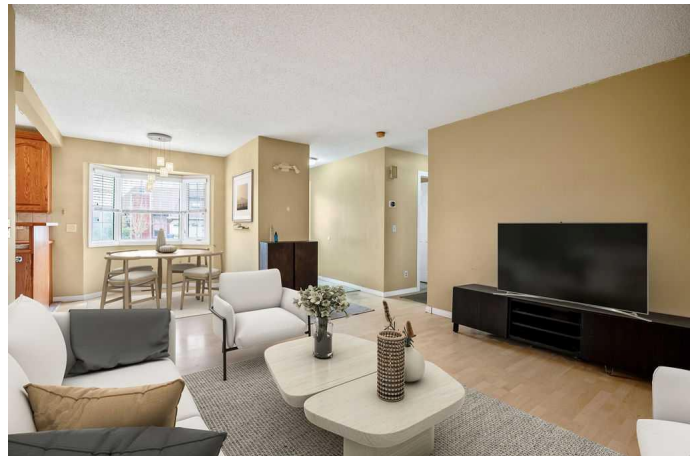
Open house this Sunday noon-2:00!!! The lot and location truly set this property apart! Nestled on a large corner lot along a peaceful, quiet street, this welcoming bungalow offers fantastic curb appeal that invites you home every time. Inside, the main floor features sliding patio doors, a bright bay 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® #

A2240650



|                |             |
|----------------|-------------|
| 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                      July 17th, 2025  
Days on Market                16  
Zoning                              R-CG

**Listing Details**

Listing Office                    CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.