

# \$499,900 - 31 Castleglen Crescent Ne, Calgary

MLS® #A2259913

**\$499,900**

3 Bedroom, 2.00 Bathroom, 874 sqft

Residential on 0.11 Acres

Castleridge, Calgary, Alberta

\*\*\*OPEN HOUSE Saturday - September 27 and Sunday - September 28, 2025 - 2:00 pm to 4:00 pm\*\*\* Welcome to this charming CORNER-LOT BUNGALOW in the family-friendly community of Castleridge, offering a perfect blend of comfort, functionality, and convenience. This home features a 2-bedroom main level and an ILLEGAL-BASEMENT SUITE with 1 bedroom—ideal as a mortgage helper or for extended family living.

Step inside the bright main floor, where you'll find a spacious living room with large windows, a well-kept kitchen with ample cabinet space, and a cozy dining area. The main level is complete with two comfortable bedrooms and a full bathroom. The basement provides a fully developed suite with its own living area, kitchen with a BUILT-IN REFRIGERATOR, bedroom, and bathroom—adding flexibility and value to the property.

Enjoy the benefit of a DOUBLE DETACHED GARAGE and extra yard space thanks to the corner lot. This home is in a fantastic location: walking distance to Bishop McNally High School, close to shopping, parks, playgrounds, and the popular Genesis Centre. With easy access to major roadways and transit, commuting is a breeze.

This property is perfect for first-time buyers,



investors, or families looking for affordability paired with income potential. Donâ€™t miss this opportunityâ€”book your showing today!

Built in 1981

**Essential Information**

MLS® #	A2259913
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	874
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	T3J 1N2

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Open Floorplan, Separate Entrance
Appliances	Built-In Refrigerator, Dishwasher, Electric Cooktop, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Exterior Entry, 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	September 25th, 2025
Days on Market	3
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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