

128 Castlebrook Rise
Calgary, Alberta

MLS # A2254624



\$458,000

Division:	Castleridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Modified Bi-Level		
Size:	1,092 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Off Street, On Street, Outside		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Irregular Lot, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: None

This versatile property offers the perfect blend of comfortable living and strong rental income. Situated within walking distance to Westwinds LRT, Superstore, Prairie Winds Park, and Castlebrook Park, it provides convenience and lifestyle in one package. The home features three generous bedrooms upstairs, along with a spacious kitchen and dining area open to the living room and a renovated bathroom. The lower level offers two large bedrooms, a huge living room, and a 4-piece bathroom, creating a perfect separate living space. There isn't any carpeting throughout for easy maintenance. With two total rental units, generating \$3,500/month, this property is an excellent opportunity for investors or those looking to live up and rent down. Don't miss out—schedule your viewing today!