

# \$479,900 - 31 Castleglen Crescent Ne, Calgary

MLS® #A2259913

**\$479,900**

3 Bedroom, 2.00 Bathroom, 874 sqft

Residential on 0.11 Acres

Castleridge, Calgary, Alberta

\*\*\*OPEN HOUSE Sunday- November 2, 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. Don't miss this opportunity"book your showing today!

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259913    |
| Price          | \$479,900   |
| 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                      Full

**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        41  
Zoning                    R-CG

**Listing Details**

Listing Office            Real Broker

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.