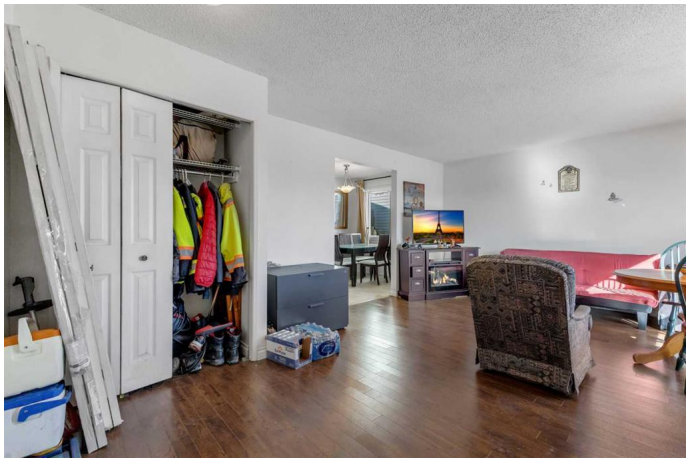
$469,900 - 7 Castleridge Way Ne, Calgary

MLS® #A2266021

$469,900

5 Bedroom, 3.00 Bathroom, 1,035 sqft
Residential on 0.06 Acres

Castleridge, Calgary, Alberta



$ POSITIVE CASHFLOW $ | RENOVATED BUNGALOW | PRIME LOCATION |
Welcome to this beautifully updated half duplex bungalow featuring a LEGAL BASEMENT SUITE â€" the perfect opportunity for investors or buyers seeking mortgage helper income! LOCATED IN A PRIME LOCATION OF CASTLERIDGE offering 5 bedrooms and 2.5 baths (3 up, 2 down), this property combines SOLID POSITIVE CASHFLOW with peace of mind from recent upgrades.
The main floor showcases recent renovations, modern finishes, and a bright, open layout.
The fully renovated legal basement suite includes two spacious bedrooms, 1.5 baths, separate entrance, and excellent tenants who wish to stay.
Major updates include new siding and roofing, newer hot water tank, and three new basement windows currently being installed.
Both suites have separate laundry and share utilities (60/40 split).
This well-maintained property generates STRONG POSITIVE CASHFLOW with reliable tenants.
Located in a quiet neighbourhood close to schools, parks, shopping, and transit. A turn-key investment with great tenants, great condition, and great returns. A must-see for investors or first-time buyers looking for income potential!
Steps from schools (All Levels), bus stops, playgrounds. Residents can easily access

grocery stores, restaurants, day-cares, and schools, making it a great location for families. The areaâ€™s reputation as family-oriented supports both owner-occupier and rental demand.

Built in 1980

Essential Information

MLS® #	A2266021
Price	$469,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,035
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	7 Castleridge Way Ne
Subdivision	Castleridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1P8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Dryer, Electric Range, Refrigerator, Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	14
Zoning	R-CG

Listing Details

Listing Office	Real Broker

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