

# \$458,000 - 128 Castlebrook Rise, Calgary

MLS® #A2254624

**\$458,000**

5 Bedroom, 2.00 Bathroom, 1,092 sqft

Residential on 0.07 Acres

Castleridge, Calgary, Alberta

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!

Built in 1983

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254624  |
| Price          | \$458,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,092     |
| Acres          | 0.07      |
| Year Built     | 1983      |



|          |                                 |
|----------|---------------------------------|
| Type     | Residential                     |
| Sub-Type | Semi Detached                   |
| Style    | Side by Side, Modified Bi-Level |
| Status   | Active                          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 128 Castlebrook Rise |
| Subdivision | Castleridge          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J1P1               |

### Amenities

|         |                                              |
|---------|----------------------------------------------|
| Parking | Alley Access, Off Street, On Street, Outside |
|---------|----------------------------------------------|

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Smoking Home, Separate Entrance                      |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer             |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                                       |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Garden, Irregular Lot, Lawn, Level, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                                                                   |
| Foundation        | Poured Concrete                                                                                                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 22                  |
| Zoning         | R-C2                |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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