

92 Castleridge Close NE Calgary, AB T3J 1Y9

Residential
Incomplete
Banner:

A2209964

DOM: 0 **LP:** \$499,000.00
CDOM: **OP:**

Move-In Ready & Full of Charm – Your Perfect Starter Home in Castleridge!



Class:	Detached	City:	Calgary
County:	Calgary	Subdivision:	Castleridge
Type:	House	Ttl Beds:	4
Levels:	4 Level Split	F/H Bth:	2/0
Year Built:	1982	RMS SQFT:	877.00
LINC#:	<u>0015739931</u>	LP/SF:	\$568.99
Arch Style:	4 Level Split	Suite:	No
Possession:	Immediate, Negotiable		
Lot Dim:		Lot Size:	3993 SF 370.96 SM
Front Length:	12.10M 39' 8"	Lot Depth:	M'
Legal Desc:	8111020;18;3		
Legal Pln:	8111020 Blk: 18	Lot:	3
		Condo:	No
Zoning:	R-CG	Tax Amt/Yr:	\$2,549.00/2024
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	W
Restrict:	None Known		

Public Remarks: Looking for your first home... or a smart investment property that's move-in ready and won't break the bank? Well, this updated 4-level split in Calgary's Castleridge community might be exactly what you've been waiting for. Nestled on a quiet street with mature trees and a real neighborhood feel, this 4-bedroom, 2-bathroom home offers just under 1,700 square feet of fully developed living space—and yes, it's vacant and ready for immediate possession. As soon as you step inside, you'll notice the natural light pouring into the bright and spacious living room. The open dining area flows right into an updated kitchen with stainless steel appliances that make cooking at home a breeze. Summer nights? Handled. Slide open the patio doors and step onto your private south-facing deck—perfect for grilling, relaxing, or entertaining. The fenced yard is a dream for kids, pets, or green thumbs. There are garden beds, mature trees for privacy, and even a shed for all your tools and gear. Downstairs, you've got stylish luxury vinyl plank flooring, updated bathrooms, a flexible basement space for movie nights, hobbies, or even a home office. There's also a large storage room and laundry area to keep life organized. But it's not just about the home. You're minutes away from Castleridge Plaza, Superstore, LRT stations, schools, parks—you name it. With quick access to McKnight Blvd and Stoney Trail, commuting anywhere in the city is simple. Whether you're a first-time buyer ready to stop renting, or an investor looking for solid value in Calgary's market—this one checks all the boxes. Reach out today to book your private showing... and let's get you moving.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P						
Baths:	0	0	0	2	0	0	Bed Abv: 4	Main: 37.90	Mtr2	408.00	SqFt	
EnSt Bth:	0	0	0	0	0	0	Rms Abv: 10	Upper: 43.57	Mtr2	469.00	SqFt	
								Blw Grade: 38.93	Mtr2	419.00	SqFt	
								Total AG: 81.48	Mtr2	877.00	SqFt	


Property Information

Basement:	Finished, Full	Laundry Ft:	Laundry Room, Lower Level
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Vinyl Siding, Wood Frame	Fireplaces:	0
Foundation:	Poured Concrete	Flooring:	Carpet, Tile, Vinyl Plank
Exterior Feat:	Fire Pit	Fencing:	Fenced
Roof Type:	Asphalt	Balcony:	Deck
Reports:	RMS Supplements		
Parking:	Parking Pad Total: 4		
Features:	See Remarks		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths		
Lot Features:	Back Lane, Back Yard, Landscaped, Lawn, Level, Treed		
Goods Include:	NA		
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings		
Other Equip:	None		
Goods Exclude:	NA		

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	5' 4" x 4' 0"	Kitchen	Main	10' 7" x 8' 1"
Dining	Main	8' 3" x 9' 2"	Living	Main	13' 7" x 10' 8"
Bedrm	4th	17' 9" x 9' 11"	Game Room	4th	17' 4" x 17' 8"
Other	Main	9' 11" x 17' 4"	Frn/Util	4th	8' 11" x 7' 10"
Laundry	3rd	5' 7" x 3' 10"	Storage	4th	5' 1" x 7' 4"
Primary Bed	2nd	13' 8" x 10' 6"	Bedrm	2nd	10' 5" x 8' 4"
Bedrm	2nd	9' 9" x 7' 10"	4pc Bathroom	2nd	4' 11" x 8' 8"
4pc Bathroom	BSMT	4' 11" x 10' 0"			

Agent & Office Information

List Agent: [Mike Abou Daher](#)  team@mikeaboudaher.com
List Firm: [Real Broker](#)
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7
Appt: ShowingTime
Showing Contact: Mike Abou Daher 403-809-9386
Comm: 3.5% on the first 100k, 1.5% on the balance
LB Type/Info: SentiLock/side of the house on hose
Owner Name: Billard

Ownership: Private

Phone: [403-809-9386](#)
Phone: [855-623-6900](#)
Firm Fax:

List Date: 04/09/2025
Expiry Dt: 08/08/2025
With Dt:
Dower Rt:

Occupancy: Vacant
Exclusion: No
SRR: No
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com fridge drawer and ice maker as is.

Printed Date: 04/08/2025 7:47:23 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).