

**117 Riverglen Drive SE
Calgary, Alberta**

MLS # A2236982



\$569,900

Division:	Riverbend		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,140 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this charming bi-level home in the desirable community of Riverbend! Featuring vaulted ceilings and a bright, open layout, the main floor offers two spacious bedrooms and renovated kitchen and bathroom spaces. The kitchen has been updated with quartz countertops, soft-close cabinets, and stainless steel appliances. The sizeable, modernised bathroom features a double vanity while a skylight and large window fill the room with natural lighting. The fully developed basement includes a third bedroom, a full bathroom, an open living/recreation area with fireplace, and convenient laundry/storage in the mechanical room. Ideally located just minutes from Glenmore Trail, 24th Street, and the nearby shopping centre, this home provides easy access to major routes and is only a 15-minute drive to downtown. Enjoy all that Riverbend has to offer including schools, river pathways, parks and natural green spaces. The fenced backyard features a deck with stair access as well as a large garden. Recent updates include a new roof (2024) and new bay window (2024). Move in and enjoy!