# \$579,900 - 117 Riverglen Drive Se, Calgary

MLS® #A2236982

#### \$579,900

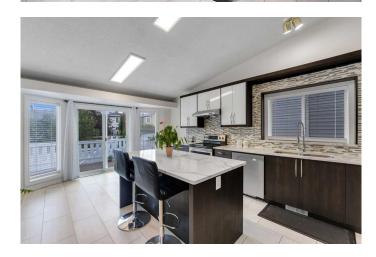
3 Bedroom, 2.00 Bathroom, 1,140 sqft Residential on 0.09 Acres

Riverbend, Calgary, Alberta

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!







Built in 1989

#### **Essential Information**

MLS® # A2236982 Price \$579,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,140 Acres 0.09 Year Built 1989

Type Residential

Sub-Type Detached Style Bi-Level

Status Active

## **Community Information**

Address 117 Riverglen Drive Se

Subdivision Riverbend

City Calgary
County Calgary
Province Alberta
Postal Code T2C 3X1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home,

Ceiling Fan(s)

Appliances Dishwasher, Dryer, Electric Range, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden

Lot Description Back Yard, Landscaped, Rectangular Lot, Front Yard, Garden, Street

Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 5th, 2025

Days on Market 7

Zoning R-CG

### **Listing Details**

Listing Office Real Broker

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