



GRASSROOTS
REALTY GROUP

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102 Riverglen Drive SE
Calgary, Alberta

MLS # A2234024



\$609,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,677 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

With over 2,500 square feet of living space across three levels, this 3-bedroom, 3.5-bathroom home offers incredible value in one of Calgary's most sought-after communities. Whether you're looking for space to grow or room to entertain, this home is ready for you to make your mark. Step inside and you'll immediately notice how bright and welcoming the space feels. Massive windows at the front and back of the home allow natural light to pour in, enhancing the open, airy layout. A generous family room sits just off the oversized kitchen and dining nook, making it the perfect setup for casual family meals or entertaining friends. The formal living and dining rooms are only steps away, offering excellent flow throughout the main floor. Upstairs, you'll find three spacious bedrooms including a comfortable primary suite and two full bathrooms, ideal for families or those needing a dedicated home office. On the lower level, the fully finished basement adds even more versatility with a large recreation room, a third full bathroom, an additional (illegal) bedroom, and plenty of storage space. To top it all off, the big-ticket updates have already been taken care of. The roof was replaced in 2023, the furnace is from 2022, the hot water tank and windows were updated around 2015, and the fridge, stove, and dishwasher were replaced between 2020 and 2021. With space, updates, and location all wrapped into one incredible package, this Riverbend home won't last long. Schedule your showing today and see the potential for yourself.