



GRASSROOTS
REALTY GROUP

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89 Riverglen Close SE
Calgary, Alberta

MLS # A2237449



\$599,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,657 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Lawn, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home		

Inclusions: All window coverings

Welcome to your amazing new two storey walk out basement home on a super quiet crescent in Riverbend! The list of upgrades is almost endless: Air Conditioning, New roof and siding in 2025, new windows throughout (some triple pane), new garage door, new front door, new rear door, new back deck with composite decking, new ensuite bathroom, and new main bathroom upstairs. Bring your personal decorating ideas and this house will provide memories for generations to come. This charming home is boasted by a nice sized yard, complete with landscaping and trees for privacy, overlooked by a large deck with composite boards. The lower level is fully finished and includes a gathering area, office, bedroom and walk in closet that can be converted into a bathroom with the existing plumbing rough ins. This location is within walking distance to schools, transit and shopping, and additionally, the access to Glenmore and Deerfoot Trails makes for an easy commute to downtown or anywhere else in the city. This house will not last, call your favourite realtor today!