



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**103 Riverglen Park SE**  
**Calgary, Alberta**

**MLS # A2237804**



**\$399,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,338 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 377
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Welcome to your forever home. This beautifully maintained townhome is a rare find, featuring no poly-b plumbing, a desirable corner unit layout, and extra windows that fill the space with natural light. From the moment you walk in, you'll appreciate the bright and open floor plan. A cozy fireplace anchors the main living area, while large windows provide peaceful views and an abundance of natural light. The kitchen offers a large island, plenty of cabinetry, and a lush, green view out the back window that adds a sense of calm to your everyday routine. Upstairs, you'll find a spacious bonus room that can easily be converted into a third bedroom if needed. The massive primary bedroom, a second generously sized bedroom, and a large, well-appointed bathroom complete the upper level. The partially finished basement is ready for your personal touch — whether you're looking to add a home office, gym, or extra living space. Situated within walking distance to all Riverbend schools, shopping, and parks, this home offers unbeatable convenience. Even better, its corner location and thoughtful design provide a sense of privacy that's hard to come by in townhome living. Don't miss your chance to call this incredible home yours. Book your showing today before it's gone!