



GRASSROOTS
REALTY GROUP

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171 Riverglen Park SE
Calgary, Alberta

MLS # A2241617



\$389,900

Division:	Riverbend		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,350 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Asphalt, Assigned, Guest, Leased, Off Street, Outside, Paved, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, S		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: -

Welcome home to this fabulous 2 story townhouse perfectly located within the sought after community of Riverbend! You will love the lifestyle this location offers c/w amazing schools, beautiful parks & bike paths, the Bow River, a plethora of amenities and quick access to all major routes! Just a few of the many special features include: A professionally managed Condo. Corp. c/w mature landscaping, trees and green spaces - fantastic floor plan – fresh paint – spacious living room with cozy fireplace & East facing bay window letting in loads of morning light – amazing kitchen overlooking the backyard w new stainless steel appliances and loads of cupboard and counter space –– huge Primary Bedroom w his & hers closets – additional bedroom up + a flex room / den that can easily be converted to a 3rd bedroom – unfinished basement great for storage or your future development ideas – your option to have your laundry down or on the main floor – large West facing back deck c/w gas BBQ hookup & overlooking the beautiful green space, perfect for your summer BBQs – 1 assigned parking stall and 1 leased parking stall right outside your front door – Call your Realtor today to book your private viewing, this home will not last long. Be sure to click on the Multi-media links! :0)