



GRASSROOTS
REALTY GROUP

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158 Riverglen Close SE
Calgary, Alberta

MLS # A2245536



\$664,500

Division:	Riverbend		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,154 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1

Utilities: -

Inclusions: N/A

Welcome to your dream home in one of Calgary's most desirable communities, RIVERBEND! This beautifully updated bi-level sits on a PRIME corner lot with a fully insulated, heated double-front garage. Surrounded by parks and pathways on three sides, the location is perfect for an active family. Offering over 2,000 sqft of finished living space, the home features vaulted ceilings, an open-concept layout, and abundant natural light. Recent upgrades include all-new plumbing (Poly-B replaced), a brand-new Pella front door, two renovated bathrooms, fresh interior paint, new carpet in the basement, and an updated kitchen with stainless steel appliances and a center island. Stay comfortable year-round with central A/C, a smart thermostat, and a security system. The main level offers two bedrooms, including a spacious primary suite with dual closets and access to a spa-like ensuite. The lower level includes a large rec room, two more bedrooms, a 4pc bath, and ample storage. Enjoy a fully landscaped, oasis-like backyard with a large deck for entertaining and a fully upgraded exterior featuring new siding, shingles, eaves, fascia, and lighting. Close to schools, shopping, dining, and just minutes from Fish Creek Park, Carburn Park, and the future Greenline LRT. This turn-key home checks all the boxes—schedule your viewing today!