

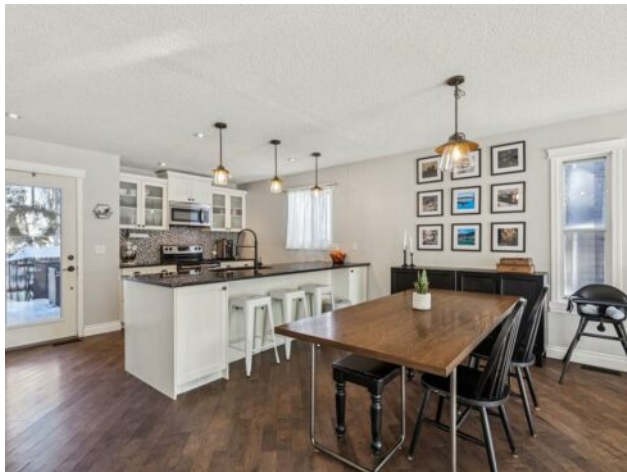


GRASSROOTS
REALTY GROUP

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79 Riverglen Way SE
Calgary, Alberta

MLS # A2287570



\$619,900

Division:	Riverbend		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,231 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: TV Mounts

VIRTUAL OPEN HOUSE IG LIVE SATURDAY FEBRUARY 21ST 1:30PM -2PM *** IN-PERSON OPEN HOUSE SATURDAY FEBRUARY 21ST 2PM - 4PM Welcome home! This beautifully maintained detached bi-level with OVER 2,000 DEVELOPED SQUARE FEET offers 4 BEDROOMS, 2 FULLY RENOVATED BATHROOMS, and an inviting open-concept upper level — ALL PRICED BELOW \$620K. Sunlight pours through the large living room windows, highlighting the hardwood floors that flow through the main living spaces. The stylish kitchen is perfect for hosting, featuring a large granite island and sleek stainless steel appliances, seamlessly connecting to the dining and living areas. The renovated main bath feels like a spa retreat with a classic clawfoot soaker tub, oversized walk-in shower, and double sinks. The spacious primary bedroom offers private access to the back deck — ideal for morning coffee or evening unwinding. Secondary bedrooms showcase gorgeous wood panelling, adding warmth and character. Downstairs, you’ll find an additional bedroom with a large walk-in closet, plus a convenient crawl space for extra storage. Outside, enjoy a double detached garage and a quiet street location, with a playground just a few houses away — perfect for families. Ideally located within walking distance to Riverbend School and Holy Angels School (K–6), plus everyday conveniences like Sobeys, Boston Pizza, and Tim Hortons. A short drive takes you to Remington YMCA, Starbucks, and Co-op. The community offers abundant green space along the Bow River, with quick access to Glenmore Trail and Deerfoot Trail for easy commuting. This move-in ready home blends style, space, and location — a fantastic opportunity you won’t want to miss!

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