



182 Riverglen Park SE
Calgary, Alberta

MLS # A2288294



\$355,000

Division:	Riverbend		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,330 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Lawn		

Heating:	ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Laminate Counters, No Animal Home, Storage, Vinyl Windows		

Inclusions: Barbecue

Welcome to 182 Riverglen Park—an exceptional opportunity to own a 3-bedroom, 2-storey condo in the highly sought-after community of Riverbend, offering outstanding value and low condo fees. This well-maintained home features a bright and spacious main floor with a comfortable living and dining area, complete with a cozy wood-burning fireplace—perfect for relaxing evenings or entertaining. The functional layout is ideal for everyday living, while large windows bring in plenty of natural light throughout. Upstairs, you’ll find three bedrooms including a generously sized primary retreat, making this an excellent fit for families, first-time buyers, or those needing flexible space for a home office. The unfinished basement provides a blank canvas with excellent potential to add future value—whether you’re looking to expand your living space or increase long-term investment upside. What truly sets this home apart are the major updates already completed for you: windows replaced in 2022, Poly B plumbing fully replaced in 2026, a hot water tank from 2017, and a furnace from 2019—offering peace of mind and reducing future maintenance costs. Step outside and enjoy one of Calgary’s most desirable lifestyle locations. You’re just a short walk to Carburn Park, with additional access only minutes away, and surrounded by pathways, green space, and the Bow River. With easy access to both local elementary schools, nearby shopping, and the amenities of Quarry Park, convenience is built into your daily routine. Whether you’re entering the market, downsizing, or adding to your portfolio, this is a rare opportunity to secure a well-located, low-maintenance home with strong upside in an established community. Opportunities in Riverbend at this price point don’t last—book your showing today.