



**172 Riverglen Park SE**  
**Calgary, Alberta**

**MLS # A2290821**



**\$399,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,324 sq.ft.	<b>Age:</b>	1990 (36 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>	Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 377
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings		

**Inclusions:** 2 A/C units

Welcome to Riverglen Park! This beautifully updated, well-maintained END UNIT is move-in ready and so ideally located you might start bragging to your friends. You're just minutes from Quarry Park, shopping, transit, schools, the Bow River pathway system, and the Remington YMCA for easy workouts (or at least good intentions)&hellip;Extensive updates throughout include newer wide plank flooring, new carpet, modern paint palettes, a fully developed basement, updated appliances, triple pane windows (2023) and more&mdash;so you can skip the renos and go straight to relaxing&hellip;.The main level features durable new vinyl plank flooring and a bright living room with a cozy gas fireplace&mdash;perfect for Netflix nights or pretending you read by the fire. This flows into a generous dining area and a kitchen with eating nook, updated countertops, under-cabinet lighting, and sleek black appliances. A handy 2-piece bathroom and in-suite laundry complete this floor (because hauling laundry around is so last decade)&hellip;.Upstairs, you'll find two exceptionally large bedrooms, each with great closet space, plus a full main bathroom&mdash;plenty of room for wardrobes, hobbies, or the shoe collection you "accidentally" keep adding to&hellip;.The fully finished basement adds valuable living space with a comfortable rec room featuring a second gas fireplace, a den&mdash;ideal for a home office, gym, or craft room&mdash;and plenty of storage for everything you don't want to look at every day&hellip;.Outside, enjoy a low-maintenance newer composite deck, perfect for morning coffee, evening BBQs, or just showing off that you have outdoor space. Your assigned parking stall is just steps from the back door, and an additional stall can be rented for only \$12 per month&mdash;yes, actual parking you don't have to fight

over&hellip;. Nature lovers will appreciate the quick access to the Bow River, parks, and pathways, while commuters will love the easy access to major routes and transit. With the Remington YMCA in nearby Quarry Park, it&rsquo;s easy to squeeze in a workout, a swim, or a fitness class without crossing half the city&hellip;. Stylishly updated, surprisingly spacious, and seriously convenient&mdash;this end unit checks all the boxes. Book your private viewing today before someone else calls it home.