



GRASSROOTS
REALTY GROUP

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72 Riverglen Way SE
Calgary, Alberta

MLS # A2208534



\$614,900

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,685 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Storage		

Inclusions: N/A

Get it while it's HOT! This home requires a little TLC and is priced to inspire! A perfect 4-level split design with a classic layout. All new siding, rook, gutters, freshly painted inside with all new carpets + fixtures. The main floor has a sunken family room and dining area, the kitchen adjoins access to the backyard and a lower-level living room. Developed downstairs, this home offers almost 1700 sq ft of development above grade. With 2 full bathrooms and a main floor half bathroom. Plenty of storage throughout, and an attached 2-car garage. Riverglen provides easy inner-city access, quick to the downtown and all city quadrants!