



GRASSROOTS
REALTY GROUP

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171 Riverglen Park SE
Calgary, Alberta

MLS # A2209240



\$424,900

Division:	Riverbend		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,345 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: all window coverings

Welcome to Riverglen Park! This freshly painted 2-bedroom + den townhome offers a bright and practical layout in a well-managed and maintained complex. The main floor features a spacious kitchen with stainless steel appliances, breakfast nook and access to your West facing deck with gas bbq hook up, a dedicated dining area, and a generous sized family room complete with a fireplace and bay window. The powder room and hook ups for main floor laundry complete this level. Upstairs, you'll find a large primary bedroom with double closets, a second bedroom, full bathroom, and a versatile den area—perfect for a home office or reading space. Parking is conveniently located right outside the unit and a second stall is rented through the condo board. The basement is undeveloped and ready for your personal touch. Additional features include a newer hot water tank and new ceiling fans. This home is located within walking distance of elementary schools, shopping, transit and has easy access to Glenmore and Deerfoot Trail. Whether you're a first-time buyer or investor, this is a fantastic opportunity. Don't miss out!