



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

192 Riverglen Drive SE
Calgary, Alberta

MLS # A2209928



\$585,000

Division:	Riverbend		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,328 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Workshop in Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Wood Stove	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Garage Refrigerator, Garage Stove, Garage Range Hood

Located in the heart of Riverbend and with easy access to all major routes, this home's location offers exceptional convenience, placing you just minutes away from everything Calgary has to offer. Directly across from green space and steps from parks and schools, this three-level split offers nearly 2,000 sq ft of developed living space, featuring 5 bedrooms, 3 bathrooms, and a heated garage. Inside, the main level is designed with both comfort and practicality in mind, featuring a spacious living area, updated flooring, and an expansive kitchen with ample cabinetry, a full dining area, and discreet main floor laundry hookups behind a pantry wall. Upstairs, the three large bedrooms provide generous space for full bedroom sets, while the primary suite offers a private retreat with a four-piece ensuite and a walk-in closet. The lower level enhances the home's versatility with two additional bedrooms, a spacious recreation room featuring a wood burning stove, a third full bathroom, and a laundry room. Previously an illegal suite, the existing rough-ins could serve as a foundation for future development, pending municipal approvals. Whether for multi-generational living, a guest suite, or secondary use, this layout offers ample flexibility. Plus, a separate entrance adds convenience. Exterior upgrades include a new roof, new siding, and new vinyl windows throughout. A new hot water tank was installed in 2021 for added peace of mind. The private backyard features a finished interlocking stone patio and a large shed for additional storage. The attached garage has been converted into a multi-use space with a small kitchen setup, brand new gas furnace, and interior finishing, making it perfect for a workshop, hobby zone, or hangout area. Just steps away from Carburn Park, one of Calgary's premier green spaces, this home offers an unbeatable location for outdoor

enthusiasts and families alike. With its vast walking paths, serene river views, and easy access to recreational activities, you'll quickly fall in love with the area. Properties like this are rare, and opportunities in this sought-after community don't last long—call your realtor today to make this exceptional home yours!