

# \$579,900 - 117 Riverglen Drive Se, Calgary

MLS® #A2236982

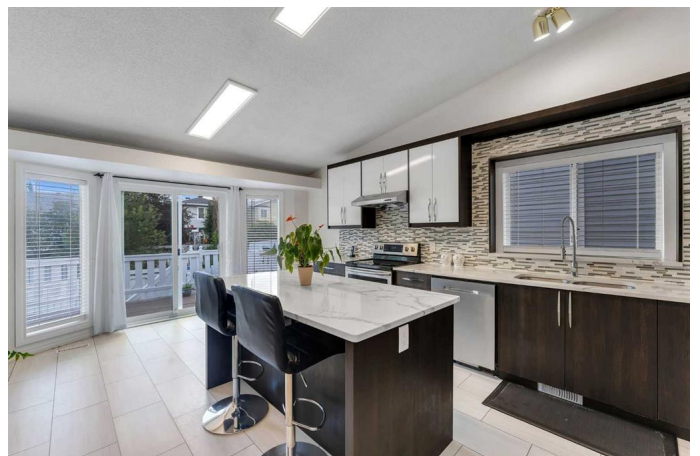
**\$579,900**

3 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.09 Acres

Riverbend, Calgary, Alberta

Welcome to this charming bi-level home in the desirable community of Riverbend! Featuring vaulted ceilings and a bright, open layout, the main floor offers two spacious bedrooms and renovated kitchen and bathroom spaces. The kitchen has been updated with granite countertops, soft-close cabinets, and stainless steel appliances. The sizeable, modernised bathroom features a double vanity while a skylight and large window fill the room with natural lighting. The fully developed basement includes a third bedroom, a full bathroom, an open living/recreation area with fireplace, and convenient laundry/storage in the mechanical room. Ideally located just minutes from Glenmore Trail, 24th Street, and the nearby shopping centre, this home provides easy access to major routes and is only a 15-minute drive to downtown. Enjoy all that Riverbend has to offer including schools, river pathways, parks and natural green spaces. The fenced backyard features a deck with stair access as well as a large garden. Recent updates include a new roof (2024) and new bay window (2024). Move in and enjoy!



Built in 1989

## Essential Information

MLS® # A2236982

Price \$579,900

Bedrooms 3

Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.09
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	117 Riverglen Drive Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3X1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 5th, 2025
Days on Market	4
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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