

# \$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 quartz 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 | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Ceiling Fan(s) |
| 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, Landscaped, Rectangular Lot, Front Yard, Garden, Street Lighting |

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

**Additional Information**

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

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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