

# \$399,900 - 171 Riverglen Park Se, Calgary

MLS® #A2209240

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,345 sqft

Residential on 0.00 Acres

Riverbend, Calgary, Alberta

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!

Built in 1990

## Essential Information

MLS® #                      A2209240

Price                        \$399,900



Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,345
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	171 Riverglen Park Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3Z1

### Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
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Lot Description	Backs on to Park/Green Space, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	56
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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