



GRASSROOTS
REALTY GROUP

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244 Riverglen Place SE
Calgary, Alberta

MLS # A2322258



\$619,900

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,701 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Post & Beam, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: none

Welcome to this beautifully maintained 4-level split home in the highly desirable Riverbend community! Offering 1,701 sq. ft. of thoughtfully designed living space plus a fully finished basement completed in 2020, this home is perfect for families seeking comfort, style, and convenience. The main floor features a bright living room, functional kitchen with quartz countertops installed in 2023, a cozy dining area, and a breakfast nook. The second level offers a spacious family room with an electric fireplace, a half bathroom, and a convenient laundry room. Upstairs, you will find a generous primary bedroom with an ensuite, two additional bedrooms, and a 4-piece bathroom. The fully developed basement provides excellent additional living space, ideal for a recreation room, home theatre, gym, or office. Recent upgrades include a new roof (2023), Poly-B plumbing replacement (2022), hot water tank (2021), washer (2024), and kitchen appliances (2021, excluding the dryer). Ideally located close to schools, parks, shopping, public transit, and recreational amenities, this move-in-ready home offers exceptional value in one of Calgary's most sought-after communities. An added bonus is that Riverbend is designated for the highly regarded Western Canada High School. Don't miss this fantastic opportunity—book your private showing today!