



GRASSROOTS
REALTY GROUP

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71 Riverglen Crescent SE
Calgary, Alberta

MLS # A2329448



\$539,000

Division:	Riverbend		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,242 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks		
Inclusions:	N/A		

Welcome to your NEW HOME in Riverbend - Freshly PAINTED, Renovated BATHROOMS, Newer FLOORING, Renovated OPEN CONCEPT KITCHEN with GRANITE Counter Tops, Newly PAINTED, Central A/C, Newer Mechanical, ROOF and SIDING from 2025!! Ideally located near Catholic and public schools, community amenities, commercial amenities and public transportation - THIS HOME IS AN INCREDIBLE WAY TO START YOUR FAMILIES JOURNEY! The open concept split level floor plan allows for both comfort and function. You are greeted with wonderful ambient light in the generous vestibule. To your left, the family room features new carpet and a sunny look to the heart of the home just above. The kitchen and dining area call for warmth and family time whether over a generous Labour Day BBQ or your kids pulling ahead in their academic and extracurricular engagements. As a father of two kids, a great way to both engage and share with your loved ones. The kitchen is complete with a generous central island, newer appliances and access to your sunny backyard and deck. The three bedrooms are all generous and nothing is more complete then the relaxation you can find in your 5 piece main bathroom with a cheater door from the PRIMARY BEDROOM. The lower lever features two generous bedrooms (or a highly functional and discrete office) full bathroom, recreation room and the coolest escape room for your kids. This home with 5 bedrooms, 2 full bathrooms, a sunny south backyard and great access to amenities is ready for you!