



GRASSROOTS
REALTY GROUP

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82 Riverglen Drive SE
Calgary, Alberta

MLS # A2349321



\$589,000

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,015 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Oversized, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Walk-In Closet(s)		

Inclusions: Pool Table, Hot Water Tank, Cold Storage Room, Monitored Alarm System, Original Furnace.

Welcome to 82 Riverglen Drive SE, a well-maintained home situated on a landscaped corner lot in the established community of Riverbend. Offering 1,856 sq. ft. of total living space, including 1,015 sq. ft. above grade and 841 sq. ft. of finished below-grade space, this home features 3 bedrooms, 3 bathrooms and plenty of room to enjoy. The main level features a bright living area with a gas fireplace, a functional kitchen and dining space, while the primary bedroom offers a walk-in closet and private ensuite with a jetted tub. The finished lower level includes a spacious recreation area, third bedroom, full bathroom, laundry with sink, and a convenient cold storage room. Outside, enjoy a deck, fenced and landscaped yard, back lane access, and RV parking. The oversized double detached garage is heated, insulated and drywalled, with built-in shelving and a workbench, providing excellent space for parking, storage and projects. Additional features include an original furnace, monitored alarm system, hot water tank, and a freezer and pool table included with the sale. Located close to shopping and everyday amenities, this corner-lot home offers a practical combination of space, storage and convenience in Riverbend.