

\$345,000 - 168 Riverglen Park Se, Calgary

MLS® #A2137563

\$345,000

3 Bedroom, 2.00 Bathroom, 1,335 sqft

Residential on 0.00 Acres

Riverbend, Calgary, Alberta

Welcome to your dream home in the highly sought-after neighbourhood of Riverbend! Nestled in this picturesque area, this charming 3-bedroom, 1.5-bathroom, 2-storey townhome eagerly awaits its new owners. Perfectly suited for individuals seeking tranquility or small families craving a blend of comfort and convenience, this property is a true gem. Step inside and be embraced by the warmth of this home. The entrance welcomes you with newer luxury vinyl plank flooring, setting the tone for the craftsmanship that awaits within. Natural light dances through the spacious front living room, seamlessly flowing into the inviting dining area. Cozy up by the gas fireplace on chilly winter evenings, creating cherished memories with loved ones. The heart of this home lies in its well-appointed kitchen, catering to the culinary desires of the household chef. Prepare delicious meals with ease, then transition effortlessly to the luxurious back deck, where you can unwind and bask in the tranquility of your private outdoor oasis—a perfect retreat after a long day. Convenience is key on the main level, featuring a convenient half bath, ideal for guests or casual gatherings. Ascend the staircase to discover three generously sized bedrooms, offering ample space for a growing family or the flexibility to convert one into a serene home office—a sanctuary for productivity and creativity. The primary bedroom boasts dual closets, ensuring ample storage space, while providing a peaceful



haven for relaxation and rejuvenation. A stunning 4-piece bathroom on the second level, featuring water-resistant luxury vinyl plank flooring for both style and practicality. Downstairs, the possibilities are endless. Transform the lower level into a children's playroom, a cozy home theater, or even your very own personal sanctuary—a man cave beckoning with untapped potential. With the removal of all poly B, one less worry occupies your mind, allowing you to fully embrace the joy of homeownership. Situated just steps away from the Bow River and Quarry Park, this complex offers unparalleled access to nature's beauty and urban amenities alike. Explore nearby shopping centres, esteemed schools, the scenic Carburn Park, and the vibrant Riverbend Community Association—all within easy reach. With its prime location, thoughtful layout, modest condo fees, and exceptional walkability score, this home epitomizes the epitome of suburban living. Don't miss your chance to make this your forever home—schedule a showing today before it's too late!

Built in 1990

Essential Information

MLS® #	A2137563
Price	\$345,000
Sold Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,335
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Sold

Community Information

Address	168 Riverglen Park Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C3Z1

Amenities

Amenities	Other
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	See Remarks, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 20th, 2024
Days on Market	6
Zoning	M-C1

HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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