

# \$579,900 - 117 Riverglen Drive Se, Calgary

MLS® #A2236982

**\$579,900**

3 Bedroom, 2.00 Bathroom, 1,140 sqft  
Residential on 0.09 Acres

Riverbend, Calgary, Alberta

Welcome to this charming bi-level home in the desirable community of Riverbend! Featuring vaulted ceilings and a bright, open layout, the main floor offers two spacious bedrooms and renovated kitchen and bathroom spaces. The kitchen has been updated with granite countertops, soft-close cabinets, and stainless steel appliances. The sizeable, modernised bathroom features a double vanity while a skylight and large window fill the room with natural lighting. The fully developed basement includes a third bedroom, a full bathroom, an open living/recreation area with fireplace, and convenient laundry/storage in the mechanical room. Ideally located just minutes from Glenmore Trail, 24th Street, and the nearby shopping centre, this home provides easy access to major routes and is only a 15-minute drive to downtown. Enjoy all that Riverbend has to offer including schools, river pathways, parks and natural green spaces. The fenced backyard features a deck with stair access as well as a large garden. Recent updates include a new roof (2024) and new bay window (2024). Move in and enjoy!



Built in 1989

## Essential Information

MLS® #	A2236982
Price	\$579,900
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.09
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	117 Riverglen Drive Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3X1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 5th, 2025
Days on Market	1
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.