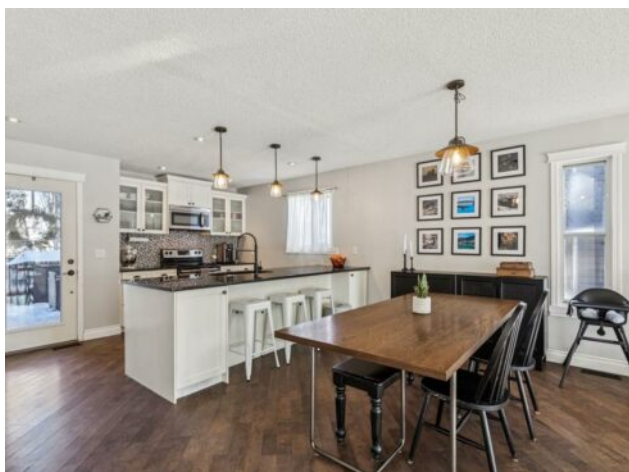


**79 Riverglen Way SE  
Calgary, Alberta**

**MLS # A2287570**

# \$619,900



<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** TV Mounts

\*\*\*VIRTUAL OPEN HOUSE IG LIVE SATURDAY FEBRUARY 21ST 1:30PM -2PM \*\*\* IN-PERSON OPEN HOUSE SATURDAY FEBRUARY 21ST 2PM - 4PM\*\*\* Welcome home! This beautifully maintained detached bi-level with OVER 2,000 DEVELOPED SQUARE FEET offers 4 BEDROOMS, 2 FULLY RENOVATED BATHROOMS, and an inviting open-concept upper level &mdash; ALL PRICED BELOW \$620K. Sunlight pours through the large living room windows, highlighting the hardwood floors that flow through the main living spaces. The stylish kitchen is perfect for hosting, featuring a large granite island and sleek stainless steel appliances, seamlessly connecting to the dining and living areas. The renovated main bath feels like a spa retreat with a classic clawfoot soaker tub, oversized walk-in shower, and double sinks. The spacious primary bedroom offers private access to the back deck &mdash; ideal for morning coffee or evening unwinding. Secondary bedrooms showcase gorgeous wood panelling, adding warmth and character. Downstairs, you&rsquo;ll find an additional bedroom with a large walk-in closet, plus a convenient crawl space for extra storage. Outside, enjoy a double detached garage and a quiet street location, with a playground just a few houses away &mdash; perfect for families. Ideally located within walking distance to Riverbend School and Holy Angels School (K&ndash;6), plus everyday conveniences like Sobeys, Boston Pizza, and Tim Hortons. A short drive takes you to Remington YMCA, Starbucks, and Co-op. The community offers abundant green space along the Bow River, with quick access to Glenmore Trail and Deerfoot Trail for easy commuting. This move-in ready home blends style, space, and location &mdash; a fantastic opportunity you won&rsquo;t want to miss!