



172 Riverglen Park Calgary Alberta

\$399,900

OPEN HOUSE - Sunday March 8th 12:00-2:00pm - Welcome to Riverglen Park! This beautifully updated, well-maintained END UNIT is move-in ready and so ideally located you might start bragging to your friends. You're just minutes from Quarry Park, shopping, transit, schools, the Bow River pathway system, and the Remington YMCA for easy workouts (or at least good intentions)...Extensive updates throughout include newer wide plank flooring, new carpet, modern paint palettes, a fully developed basement, updated appliances, triple pane windows (2023) and more--so you can skip the renos and go straight to relaxing....The main level features durable new vinyl plank flooring and a bright living room with a cozy gas fireplace--perfect for Netflix nights or pretending you read by the fire. This flows into a generous dining area and a kitchen with eating nook, updated countertops, under-cabinet lighting, and sleek black appliances. A handy 2-piece bathroom and in-suite laundry complete this floor (because hauling laundry around is so last decade)...Upstairs, you'll find two exceptionally large bedrooms, each with great closet space, plus a full main bathroom--plenty of room for wardrobes, hobbies, or the shoe collection you "accidentally" keep adding to....The fully finished basement adds valuable living space with a comfortable rec room featuring a second gas fireplace, a den--ideal for a home office, gym, or craft room--and plenty of storage for everything you don't want to look at every day....Outside, enjoy a low-maintenance newer composite deck, perfect for morning coffee, evening BBQs, or just showing off that you have outdoor space. Your assigned parking stall is just steps from the back door, and an additional stall can be rented for only \$12 per month--yes, actual parking you don't have to fight over....Nature lovers will appreciate the quick access to the Bow River, pa...

4pc Bathroom 10.00 Ft x 5.00 Ft
 Bedroom 18.75 Ft x 12.08 Ft
 Primary Bedroom 16.42 Ft x 13.58 Ft
 Family room 13.17 Ft x 18.17 Ft
 Other 7.83 Ft x 10.75 Ft

Living room 18.83 Ft x 12.25 Ft
 Dining room 15.00 Ft x 9.92 Ft
 2pc Bathroom 4.08 Ft x 5.00 Ft
 Other 12.33 Ft x 12.75 Ft

Listing Presented By:



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