



THE
A-TEAM

**RE/MAX
FIRST**

44 RIVERGLEN Way, Calgary T2C3J1

MLS® #: **A2162628**

Area: **Riverbend**

Listing Date: **09/05/24**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1988**

Lot Information

Lot Sz Ar: **4,714 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Gazebo**
Park Feat: **Double Garage Attached**

DOM

13
Layout
Beds: **5 (4 1)**
Baths: **3.0 (3 0)**
Style: **2 Storey Split**

Parking

Ttl Park: **4**
Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`7" x 13`5"
Dining Room	Main	14`11" x 10`2"
4pc Bathroom	Main	8`2" x 4`11"
Game Room	Basement	27`8" x 12`5"
Bedroom - Primary	Second	12`10" x 11`6"
Walk-In Closet	Second	8`1" x 5`0"
Bedroom	Second	11`9" x 8`2"

Room	Level	Dimensions
Kitchen	Main	14`5" x 13`5"
Family Room	Main	16`11" x 12`7"
Bedroom	Main	9`4" x 8`3"
Bedroom	Basement	12`3" x 10`10"
Bedroom	Second	11`11" x 8`4"
3pc Ensuite bath	Second	7`7" x 4`11"
4pc Bathroom	Second	8`2" x 4`11"

Laundry

Basement

17`6" x 11`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8710785

Zoning:

R-2

Remarks

Pub Rmks:

DISCOVER THE POTENTIAL OF THIS IMMACULATELY MAINTAINED FORMER SHOW HOME IN THE COMMUNITY OF RIVERBEND. THIS HOME FEATURES LIVING ROOM, FAMILY ROOM, 1 BED ROOM, KITCHEN AND FULL BATH ON MAIN FLOOR. 3 BEDROOMS ON 2ND FLOOR WITH 2 FULL BATHS. FULLY FINISHED BASEMENT WITH ONE BEDROOM AND FAMILY ROOM. DOUBLE ATTACHED GARAGE FOR YOUR CONVENIENCE. NEW ROOF, NEW SIDING AND NEW GRANITE COUNTERTOPS IN KITCHEN AND WASHROOMS. LOCATED NEAR ALL AMENITIES SHOPPING, SCHOOL, TRANSIT AND MORE. BIG BACK YARD WITH DECK AND GAZEBO. IT HAS EVERYTHING TO BE CALLED YOUR NEXT HOME. DON'T MISS THIS VERSATILE AND SPACIOUS PROPERTY YOUR OWN. CALL FOR YOUR PRIVATE SHOWING.

Inclusions:

Property Listed By:

NONE

URBAN-REALTY.ca

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











