



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 RIVERGLEN Park, Calgary T2C3Z1**

MLS®#: **A2197661**

Area: **Riverbend**

Listing Date: **02/26/25**

List Price: **\$420,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1990**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,344**  
Low Sqft:  
Ttl Sqft: **1,344**

DOM

**1**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Vinyl Siding**  
Flooring: **Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Oven,Refrigerator,Washer**  
Int Feat: **No Smoking Home,Storage,Sump Pump(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 12`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`6" x 13`7"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>10`0" x 4`11"</b>

Room	Level	Dimensions
<b>Eat in Kitchen</b>	<b>Main</b>	<b>12`9" x 12`5"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>10`11" x 9`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`1" x 8`7"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$367

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 9012165

Remarks

Pub Rmks: **Welcome to this stunning and well-maintained townhouse, offering a perfect combination of comfort, style, and functionality. This home boasts over 1900 square feet of living space, and has been thoughtfully updated over the years. On the main floor you will find a spacious living area with abundance of natural light, a cozy fireplace and a lovely kitchen area complete with a newer dishwasher and fridge. This floor also has a half bathroom, and has mudrooms at the front and back! Off the kitchen is the large deck which backs to green space! Upstairs you will find a bright, sunny and large flex room, a spare bedroom and a massive primary room - this room could fit a California king, has TWO closets and still leaves room for much more. This floor also has a 5 piece bathroom including a newer double sink vanity. The basement has an additional living room space as well as a large storage room. This is one of the only units that has had all new plumbing put in (no poly b), a newer washer/dryer, new toilets throughout, a newer hot water tank, and fresh paint! This very well run complex has had a full exterior refresh (summer 2024), with all new siding and new roofs. This townhouse in Riverbend truly has it all and is located just a stones throw away from all your needed amenities, pubs, restaurants, schools, parks and more.**

Inclusions: NA  
Property Listed By: RE/MAX Realty Professionals

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







