

# \$585,000 - 192 Riverglen Drive Se, Calgary

MLS® #A2209928

**\$585,000**

5 Bedroom, 3.00 Bathroom, 1,328 sqft  
Residential on 0.12 Acres

Riverbend, Calgary, Alberta

Located in the heart of Riverbend and with easy access to all major routes, this home's location offers exceptional convenience, placing you just minutes away from everything Calgary has to offer. Directly across from green space and steps from parks and schools, this three-level split offers nearly 2,000 sq ft of developed living space, featuring 5 bedrooms, 3 bathrooms, and a heated garage.

Inside, the main level is designed with both comfort and practicality in mind, featuring a spacious living area, updated flooring, and an expansive kitchen with ample cabinetry, a full dining area, and discreet main floor laundry hookups behind a pantry wall.

Upstairs, the three large bedrooms provide generous space for full bedroom sets, while the primary suite offers a private retreat with a four-piece ensuite and a walk-in closet.

The lower level enhances the home's versatility with two additional bedrooms, a spacious recreation room featuring a wood burning stove, a third full bathroom, and a laundry room. Previously an illegal suite, the existing rough-ins could serve as a foundation for future development, pending municipal approvals. Whether for multi-generational living, a guest suite, or secondary use, this layout offers ample flexibility. Plus, a separate entrance adds convenience.



Exterior upgrades include a new roof, new siding, and new vinyl windows throughout. A new hot water tank was installed in 2021 for added peace of mind. The private backyard features a finished interlocking stone patio and a large shed for additional storage.

The attached garage has been converted into a multi-use space with a small kitchen setup, brand new gas furnace, and interior finishing, making it perfect for a workshop, hobby zone, or hangout area.

Just steps away from Carburn Park, one of Calgary's premier green spaces, this home offers an unbeatable location for outdoor enthusiasts and families alike. With its vast walking paths, serene river views, and easy access to recreational activities, youâ€™ll quickly fall in love with the area. Properties like this are rare, and opportunities in this sought-after community donâ€™t last longâ€”call your realtor today to make this exceptional home yours!

Built in 1991

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2209928      |
| Price          | \$585,000     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,328         |
| Acres          | 0.12          |
| Year Built     | 1991          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 192 Riverglen Drive Se |
| Subdivision | Riverbend              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 3W9                |

## Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Parking Spaces | 4                                                         |
| Parking        | Double Garage Attached, Heated Garage, Workshop in Garage |
| # of Garages   | 2                                                         |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Vaulted Ceiling(s), Vinyl Windows                                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Wood Stove                                                                                  |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Wood Burning Stove                                                                                      |
| Has Basement      | Yes                                                                                                     |
| Basement          | Exterior Entry, Finished, Full, Crawl Space, Walk-Up To Grade                                           |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                 |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Vinyl Siding                                                     |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 11               |
| Zoning         | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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