

**72 Riverglen Way SE**  
**Calgary, Alberta**

**MLS # A2180665**



**\$569,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,685 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Floors:** Carpet

**Roof:** Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Bar, Ceiling Fan(s), Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RC-G

**Utilities:** -

**Inclusions:** N/A

Deal of the Day, get it while it's HOT! This home requires a little TLC and is priced to inspire! A perfect 4-level split design with a classic layout. The main floor has a sunken family room and dining area, the kitchen adjoins access to the backyard and a lower-level living room. Developed downstairs, this home offers almost 1700 sq ft of development above grade. With 2 full bathrooms and a main floor half bathroom. Plenty of storage throughout, and an attached 2-car garage. Riverglen provides easy inner-city access, quick to the downtown and all city quadrants! The is an insurance claim to replace the siding and roof, credited to the buyers a 39k value and the buyer can choose their colours!