

\$450,000 - 852 Riverbend Drive Se, Calgary

MLS® #A2092585

\$450,000

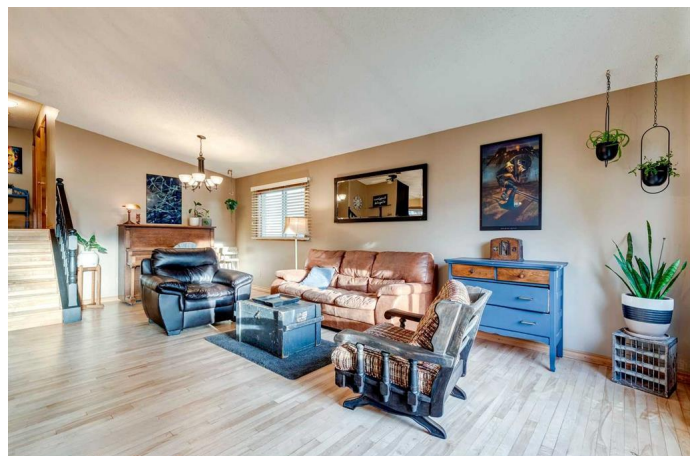
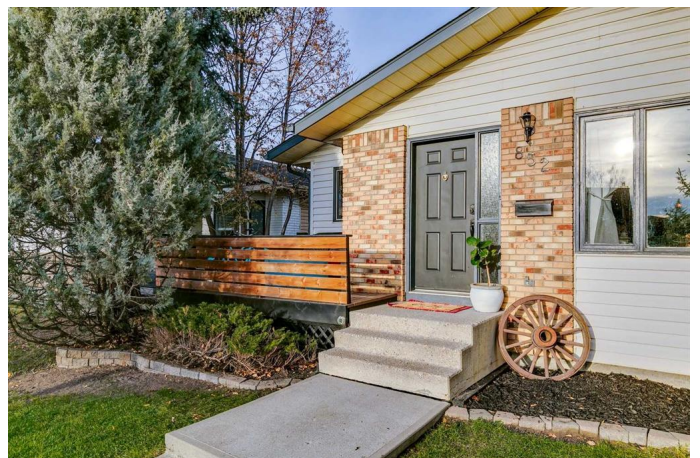
4 Bedroom, 3.00 Bathroom, 1,237 sqft

Residential on 0.10 Acres

Riverbend, Calgary, Alberta

This 4-level split offers an exciting opportunity for first-time buyers with a vision. This property is the perfect canvas for those looking to create a home to raise their growing family.

Upon entering, you'll be welcomed into an open concept living room and dining area. Light floods into the living room thanks to large south facing windows and vaulted ceiling. Hardwood floors flow into the kitchen which features modern industrial design touches. There are ample windows, a cozy nook for a bistro table, stainless appliances and a unique light fixture that illuminates the concrete breakfast bar, which provides extra counter space and seating for casual dining. A side entrance leads out to the double detached garage, making it a breeze to come and go. On the second floor you'll find hardwood flooring continuing throughout the three bedrooms. The primary bedroom offers a private 3-piece ensuite and a bay window overlooking the yard, infusing the room with natural light. Descending to the lower level, a spacious family room awaits, complete with a wood-burning fireplace. This space is perfect for relaxing and enjoying quality time with your family. An additional fourth bedroom on this level is ideal for guests. In the basement, discover a Calgary Flames-themed recreation room that is perfect for kids to let their imaginations run wild, build forts, and engage in creative crafts. There's also a home office, ensuring you have space for work and play. The home boasts a charming facade with brick



accents, a front porch facing southwest, mature evergreen trees, and flower beds adding to its curb appeal. The backyard features a raised deck, although some landscaping work is needed to bring out its full potential. Situated within walking distance of a dog park and beautiful pathways along the Bow River, you'll have ample opportunities to enjoy the outdoors and explore nature. With a bit of TLC and creativity, you could transform this property into your ideal family home.

Built in 1987

Essential Information

MLS® #	A2092585
Price	\$450,000
Sold Price	\$491,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,237
Acres	0.10
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	852 Riverbend Drive Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C3N5

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	Breakfast Bar, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 9th, 2023
Date Sold	November 14th, 2023
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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