# \$490,000 - 104 Riverbrook Way Se, Calgary

MLS® #A2111170

# \$490,000

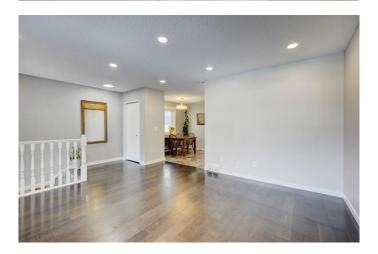
3 Bedroom, 2.00 Bathroom, 943 sqft Residential on 0.08 Acres

Riverbend, Calgary, Alberta

This cozy home in Riverbend has so much to offer. Let's start with location. Landscaped Southwest facing backyard with a large willow tree which provides shade and privacy, backing onto a greenspace. Do you love walking or bilking? Carburn Park is less than a 10 minute walk where you can enjoy nature at it finest. There is a wonderful network of pedestrian and cycling pathways throughout Riverbed and extending beyond the community. Grocery stores and restaurants are within walking distance as well. Easy access to Deerfoot and Stoney trail. You can be Downtown in 15 minutes. As you enter the home, you are greeted with a bright and open living room. New pot lights have been installed throughout the main floor. As you walk past the kitchen to the bedrooms you will be greeted with more light. One of the rooms features a beautiful patio door that take you out onto the deck. Can you imagine walking out to your deck with a coffee on a warm summer morning? And if all that isn't enough, this home has a LEGAL suite. The legal suite offers wide open living space. Many upgrades to this living space include new countertop, LED Pot lights in the kitchen and living room, improved soundproofing, new entry door, and fresh paint all within the last year. More upgrades and repairs to the home are new hot water tank (2023), removed remaining Poly-B (2022), new siding (2024), new gutters (2024), shingles (2024), new furnace blower motor (2024) and control board







(2023) as well as recently cleaned ducts. This home is part of the CEIP (Clean Energy Improvement Program). These program upgrades include Energy Star patio door (2023), Energy Star sliding egress window in the basement (2023), added attic insulation & air sealing (2023), installed 4.3kW solar panels with Enphase backup system (2024). I would also like to share that the seller has had very successful and consistent Airbnb bookings at this home. The potential here is vast. This home would be great as a starter home, for an investor, or someone who would like to convert it back into a single family bungalow. So many opportunities in one small package. You don't want to miss seeing this gem! Call your favourite Realtor to schedule a showing.

#### Built in 1986

## **Essential Information**

MLS® # A2111170
Price \$490,000
Sold Price \$541,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 943
Acres 0.08
Year Built 1986

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

# **Community Information**

Address 104 Riverbrook Way Se

Subdivision Riverbend
City Calgary
County Calgary

Province Alberta
Postal Code T2C 3R2

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Ceiling Fan(s), Recessed Lighting, See Remarks, Separate Entrance

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Separate/Exterior Entry, Finished, Full

## **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Backs on to Park/Green Space, No Neighbours Behind, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 1st, 2024

Date Sold March 13th, 2024

Days on Market 12

Zoning R-C2 HOA Fees 0.00

## **Listing Details**

Listing Office CIR Realty

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