

\$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 biking? Carburn Park is less than a 10 minute walk where you can enjoy nature at its finest. There is a wonderful network of pedestrian and cycling pathways throughout Riverbend 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 takes 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 donâ€™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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