

# \$565,000 - 23 Riverbrook Court Se, Calgary

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MLS® #A2116375

**\$565,000**

3 Bedroom, 2.00 Bathroom, 1,181 sqft

Residential on 0.12 Acres

Riverbend, Calgary, Alberta

This delightful detached family home is nestled in the friendly community of Riverbend. This home offers a blend of city living along with the tranquility and convenient access to nearby scenic walking paths along the riverbank and Carburn Park; just a stone's throw away. Mozey on in the front door to the main living room and dining room, perfect for gatherings or family movie night. Only a quick hop to the half bathroom on the main floor separating the adjacent renovated kitchen. Outside is your own sanctuary, perfect for summer BBQ's and unwinding on your recently built deck and backyard fencing. The primary bedroom on the upper level provides ample space for a king-size bed, bedside tables and double closets. There are two other bedrooms on this floor and a main bathroom equipped with a tub/shower combo. The fully finished basement is located just off the main living room, perfect for that extra space you have always needed. The laundry room is housed here allowing for the home to remain uncluttered and free from the noise and distraction of the washer and dryer; out of sight, out of mind. Utilize the detached heated garage as a secure storage space for seasonal items, outdoor gear, or household belongings, keeping your living areas clutter-free and organized. Don't miss out on the opportunity to own a this lovely home in a quiet cul-de-sac, sure to sell quickly in today's low inventory market. Schedule your viewing today before it's too late!



Built in 1983

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2116375    |
| Price          | \$565,000   |
| Sold Price     | \$605,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,181       |
| Acres          | 0.12        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 23 Riverbrook Court Se |
| Subdivision | Riverbend              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 3R5                |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

## Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows, Wood Windows            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Dog Run, Private Yard  
Lot Description        Cul-De-Sac, Pie Shaped Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              March 20th, 2024  
Date Sold                March 22nd, 2024  
Days on Market        2  
Zoning                    R-C2  
HOA Fees                0.00  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Broker

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