

\$719,900 - 86 Riverside Close Se, Calgary

MLS® #A2121155

\$719,900

3 Bedroom, 3.00 Bathroom, 1,873 sqft
Residential on 0.13 Acres

Riverbend, Calgary, Alberta

Situated in a PRIME LOCATION directly across from Carburn Park, the river and pathways! This home sits on a corner lot, offering rare RV parking and has been extensively updated, making it ready for you to move in and enjoy. Step inside to discover the inviting main level, featuring a tiled front entryway, hardwood flooring throughout, and vaulted ceilings in the formal living room and dining room. The updated kitchen boasts granite countertops, a crisp white tile backsplash, and stainless-steel appliances, including a convenient bar fridge in the central island with seating and with direct access to your sunny south-facing yard. The cozy family room with wood-burning fireplace and built-ins, a den and laundry/powder room completes this level. Upstairs, the primary bedroom awaits with double closets and an ensuite featuring a walk-in shower and separate soaker tub. Two additional bedrooms and an updated main bathroom provide ample space for the whole family. The basement is fully developed, offering a versatile rec room with newer vinyl flooring, a full bathroom, and plenty of storage. All the "major" items have been updated: windows (2020), furnace (2021) and hot water tank (2021). Additional features include; AC, cabinets, built-ins, railings and wainscoting refinished (2020), updated window coverings (2020), new carpet (2024) and newer paint throughout. Outside, the private south-facing backyard boasts both an upper deck and lower patio area, perfect for



entertaining or relaxing in the sun. Nestled on a quiet street, and just minutes from Quarry Park amenities and with easy access to Deerfoot and Glenmore Trail, this home is in a great location and is ready for itâ€™s new owners!

Built in 1989

Essential Information

MLS® #	A2121155
Price	\$719,900
Sold Price	\$715,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,873
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	86 Riverside Close Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3M7

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front, Parking Pad, See Remarks

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	May 3rd, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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