

\$499,900 - 52 Riverbirch Road Se, Calgary

MLS® #A2124224

\$499,900

3 Bedroom, 2.00 Bathroom, 815 sqft

Residential on 0.07 Acres

Riverbend, Calgary, Alberta

Here is the AFFORDABLE FAMILY HOME you have been searching for! Welcome to 52 Riverbirch Rd SE! With 3 BEDS and 2 BATHS this fully developed home is Move - In - Ready!

Upon entry this FUNCTIONAL LAYOUT provides ample space for all of your families needs! The OPEN CONCEPT Main Floor has HARDWOOD / Laminate floors (no carpet here), PT LIGHTING that provide a flexible space for the cook in the home with a recently updated Kitchen island with its new QUARTZ COUNTERTOP and pot lighting. The main level 4 piece bath was recently renovated with new walls, shower head and tub! This level has space for a dining area, TV room and a nook for a home office, there is also a handy pantry built in that provides more than enough storage space for all your needs. Downstairs the updates continue with an UPDATED 3 PIECE BATH and WALK IN CLOSET. The two basement bedrooms are well lit with ample windows and are conveniently spaced between the family room providing more privacy. The all important Mechanical room has been UPDATED with a NEW FURNACE and HUMIDIFIER (2020) New HOT WATER TANK (2023). The laundry area has a handy sink and a NEW DRYER (2022). The ROOF was also REPLACED (2020), NEW Gutters (with leaf guards), New Siding / New flashing and downspouts (2023). Your private yard has a patio area in the rear as well as the OVERSIZED SINGLE GARAGE that provides more storage and parking for those cool winter



days! Call to book your private showing before this one is gone!

Built in 1984

Essential Information

MLS® #	A2124224
Price	\$499,900
Sold Price	\$490,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	815
Acres	0.07
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	52 Riverbirch Road Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C3M6

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Wood

Additional Information

Date Listed	April 19th, 2024
Date Sold	May 3rd, 2024
Days on Market	14
Zoning	(R-C2)
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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