

\$565,000 - 55 Riverbend Drive Se, Calgary

MLS® #A2127963

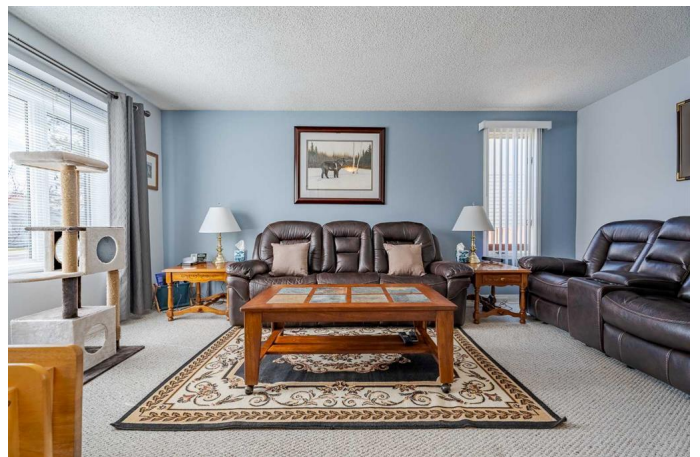
\$565,000

4 Bedroom, 3.00 Bathroom, 1,052 sqft

Residential on 0.10 Acres

Riverbend, Calgary, Alberta

Welcome to this bright and spacious 1052sqft BUNGALOW in sought after Riverbend. This incredibly well maintained home is neat and tidy and offers 3 bedrooms + 1 down (non-egress), 2.5 baths including a 2pc ensuite, fully developed basement and an oversized double detached garage. Every detail has been attended to including all new siding and roof on both the house and garage (2024), new windows, newer tile in the entry way, kitchen, dining room and main bathroom, new sinks, toilets, tub and surround in the main floor bathrooms (2019), newer back door, new storm door (2012) and newer hot water tank (2017), new garage door & opener (2023), new door locks (2024) AND NO POLY-B! All of the major things have been done so you can focus on adding your personal touches to the interior. The main floor features a large living room with big windows and lots of natural light, open kitchen with plenty of counter space and a big dining area to enjoy meals with family and friends. The master bedroom is huge and has a convenient 2 pc ensuite. Two more good sized bedrooms and an updated 4pc bath complete the main floor. The lower level is fully finished with a big recreation/family room, a bar area and another bedroom (no egress) with 3pc ensuite and walk in shower. There is also a large laundry room with a convenient 2nd refrigerator, storage room and a workshop. Outside you will find a nice private west facing backyard with low maintenance landscaping that's fully



fenced. The huge deck extends the length of the house and is partially covered extending your outdoor living space, it's the perfect spot to relax and entertain. The oversize double detached garage with new door and opener gives you a place to keep all of your stuff with room to spare! Fantastic location, walk to schools, parks, shopping, restaurants, transit, the Community Center and beautiful Carburn Park with picnic areas, canoeing, skating and the Bow River with miles of walking and biking paths. Popular Sue Higgins Off Leash Dog Park is just a short distance away. With quick access to major road ways getting around the city and to the mountains is a breeze! There is so much opportunity in this home, come and see it before it's gone.

Built in 1983

Essential Information

MLS® #	A2127963
Price	\$565,000
Sold Price	\$600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,052
Acres	0.10
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	55 Riverbend Drive Se
Subdivision	Riverbend
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2C 3K9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Level, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 4th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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