

\$649,900 - 171 Riverbrook Way Se, Calgary

MLS® #A2131967

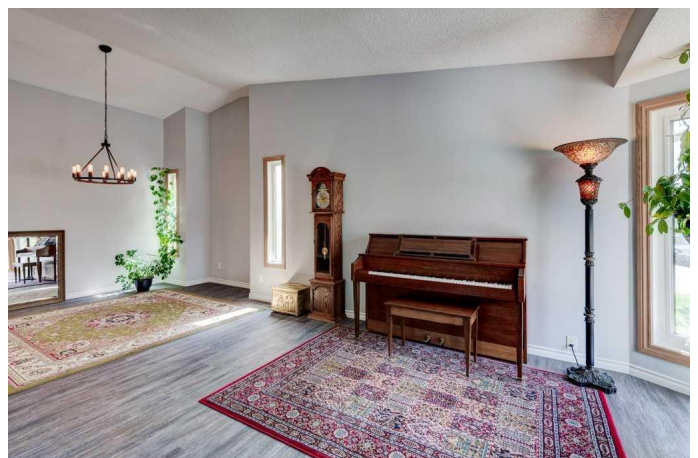
\$649,900

4 Bedroom, 3.00 Bathroom, 1,609 sqft

Residential on 0.09 Acres

Riverbend, Calgary, Alberta

This well maintained and updated home offers a haven of harmony for your family, just steps away from a large greenspace in the sought after neighborhood of Riverbend. Upon entering you will appreciate the vaulted ceilings and newer vinyl plank flooring in the bright and open formal living room and dining room. Renovated in 2021, the kitchen is a delight, featuring ample cupboard space, quartz countertops, and S/S appliances. Other kitchen upgrades include updated electrical, gas stove, over the range microwave, cabinets to the ceiling, hood fan vented outside, large pantry cupboard, pot drawers and a corner lazy Susan making this kitchen both functional and organized. The kitchen flows into a sunken living room with built-in bookshelves, a cozy wood burning fireplace (with gas lighter) and plenty of large windows to allow for natural light and easy access to your backyard and deck. Upstairs, you will enjoy a generous sized primary bedroom with a great 3 pc ensuite accompanied by 2 additional bedrooms and a full bathroom to complete the upper level. The fully finished basement adds versatility to the home, offering a spacious family room, an additional bedroom, and ample storage space. Notable upgrades include brand-new Shingles, Polar Triple Pane Windows installed in 2019, and a recent upgrade to the Washer and Dryer, as well as newer Front and Back Doors. You will love the location nestled on a Quiet Family Friendly Street close to parks, shopping, Bow River &



Pathways, schools, transit, along with easy access to Glenmore Trail, Barlow, Deerfoot and Stoney Trail.

Built in 1987

Essential Information

MLS® #	A2131967
Price	\$649,900
Sold Price	\$647,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,609
Acres	0.09
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	171 Riverbrook Way Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3S7

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Bookcases
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mixed
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	May 29th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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