

\$558,000 - 111 Riverbirch Crescent Se, Calgary

MLS® #A2133664

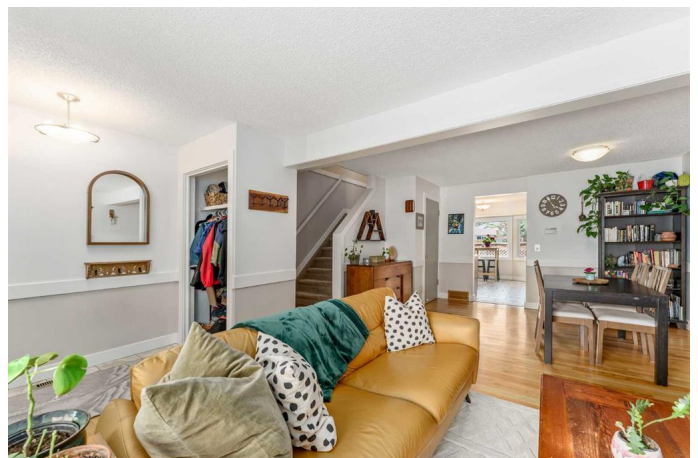
\$558,000

3 Bedroom, 2.00 Bathroom, 1,227 sqft

Residential on 0.06 Acres

Riverbend, Calgary, Alberta

OPEN HOUSE CANCELLED! As far as exterior goes- this is practically a new house! Within the last year, the roof was replaced with class 4 hail resistant shingles. At the same time, the siding, eavestroughs and downspouts were all changed as well. Insulation has added to the attic space to bring up the R-value. There is no doubt, this home has been well maintained and loved! The layout is conducive for a family and for hosting. Many gatherings have been had in this home over the years. It's the home that everyone loved to go to. The gas-line BBQ was the heart of many Canada Day celebrations. The kitchen is beautiful and timeless in design and finishes and provides plenty of storage space for the growing family. The gas stove top will enhance your cooking experience and have the family wanting more of those delicious home cooked meals! Countless hours have been spent at the playground directly behind the house. The backyard has a deck, turf, raised garden beds, and a cement pad for backyard fires. The sheds offer storage for all the outdoor gear and seasonal decor. The parking stall at the back, gets the larger family vehicle off the street. The home's central air will keep you comfortable all summer long. The basement was recently recarpeted and painted. The space is perfect for Friday night movie nights or a play zone for the kids! Riverbend is arguably the best location in the city in regard to accessibility! The morning



drop off to daycare and school will be very quick and stress-free as both are less than a 5-minute drive.

Downtown is 15 minutes away. This location allows you to get onto all the main arteries of Stoney Trail, Glenmore Trail and Deerfoot with ease. Getting to work or errands has never been so easy. Restaurants, grocery shopping, coffee shops and IKEA's all right close by! Not to mention, the proximity to Carburn Park for the kids and dog is unparalleled!

Built in 1983

Essential Information

MLS® #	A2133664
Price	\$558,000
Sold Price	\$578,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,227
Acres	0.06
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	111 Riverbirch Crescent Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3M1

Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Rain Barrel/Cistern(s), Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 4th, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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