

\$729,900 - 71 Riverside Close Se, Calgary

MLS® #A2134210

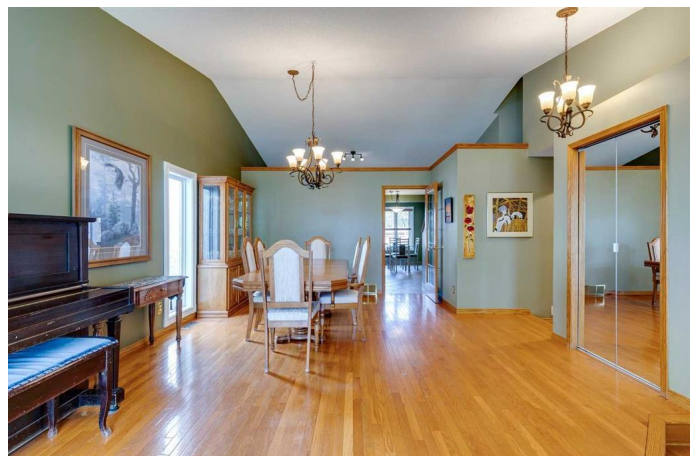
\$729,900

4 Bedroom, 4.00 Bathroom, 1,872 sqft

Residential on 0.11 Acres

Riverbend, Calgary, Alberta

LOCATION, LOCATION, LOCATION â€” This 1872 Sq. Ft Two Storey home is located on a quiet street, 4 houses away from the Bow River pathway system & Carburn Park. As you enter there is a large living / dining room with vaulted ceilings & hardwood floors. The Kitchen has an Island, updated Stainless steel appliances (Miele Dishwasher) & granite counter tops. Off the Kitchen you can access the amazing 35 by 16 Ft Deck great for entertaining, BBQ-ing, or relaxing & enjoying your private backyard oasis. A few steps down from the kitchen is a family room with wood burning fireplace and built in shelves offering plenty of storage for your books & toys. On the Main Floor there is also a 2 pce bathroom, laundry room & a mud room with access to your double attached garage. Upstairs there is a large primary bedroom with 3 pce ensuite & walk in closet, plus two more bedrooms & a 4pce main bathroom. Downstairs is a huge rec room / 2nd family room, a wet bar, 4th bedroom & a 3 pce bathroom. Additional features include: New Roof with upgraded ventilation 2023, driveway replaced 2013, High efficiency furnace 2012, Central Air Conditioning 2013, Triple pane windows (2017 Upstairs 2020 Mn Flr), New Front & Back Door 2020, Removed & replaced all the Poly B 2020. There are underground sprinklers, soft water & a reverse Osmosis water filtration system plumbed into to the water dispenser in the fridge & water tap on the Kitchen sink. Living in Riverbend you are near transit,



schools, playgrounds, river pathways,
Shopping & Restaurants in Quarry Park, with
easy access to Deerfoot and Glenmore Trail.

Built in 1989

Essential Information

MLS® #	A2134210
Price	\$729,900
Sold Price	\$801,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,872
Acres	0.11
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	71 Riverside Close Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3M7

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener

Interior

Interior Features	Bookcases, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood,

	Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Cul-De-Sac, Landscaped, Underground Sprinklers, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	May 29th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Calgary
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