

\$498,800 - 11 River Rock Circle Se, Calgary

MLS® #A2134590

\$498,800

3 Bedroom, 2.00 Bathroom, 1,101 sqft
Residential on 0.08 Acres

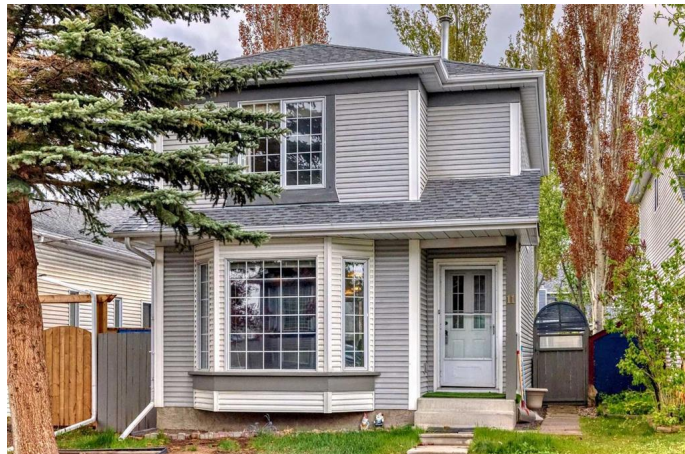
Riverbend, Calgary, Alberta

Welcome to your dream home in the charming community of River Bend! This delightful 2-storey residence offers not just a house, but a lifestyle enriched with convenience and comfort. Situated with excellent access to major arteries like Glenmore Trail and Deerfoot, commuting is a breeze, while the new C-Train station at South Hill is withing walking distance, ensuring quick access to downtown.

As you step into the main floor, you're greeted by an abundance of natural light flooding the bright living room, creating a warm and inviting atmosphere. Adjacent, you'll find a convenient 2pc bathroom, perfect for entertaining. The kitchen and dining room are thoughtfully designed with a seamless flow, allowing for easy interaction between spaces and effortless hosting of gatherings, whether they're intimate dinners or lively parties.

Venturing upstairs, you'll discover three generously sized bedrooms, providing ample space for family members or guests. The master bedroom is a true sanctuary, boasting a great size and featuring a walk-in closet. Right on the a hallway there is a 4-piece bathroom, offering a serene retreat at the end of a long day.

But the charm doesn't stop there. Descend into the basement, and you'll find a cozy wet bar and entertainment area, perfect for



relaxing evenings with friends or unwinding after a busy day.

Step outside into your big private backyard, where a well-sized deck awaits, offering the ideal spot for enjoying morning coffee, basking in the sunshine, or simply unwinding in your own oasis of tranquility.

Don't miss the opportunity to make this your own and experience the best of Riverbend living!

Built in 1992

Essential Information

MLS® #	A2134590
Price	\$498,800
Sold Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,101
Acres	0.08
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	11 River Rock Circle Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4B9

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	May 30th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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