

\$559,900 - 35 Riverbirch Court Se, Calgary

MLS® #A2142088

\$559,900

3 Bedroom, 3.00 Bathroom, 1,637 sqft

Residential on 0.10 Acres

Riverbend, Calgary, Alberta

Welcome to Riverbirch Court! This bright and spacious home features over 1,600 sq.ft. of living space with fantastic curb appeal. The main level boasts a large dining room, a living room with a newer bay window, and a family room with 16 ft vaulted ceilings and a bank of windows that provide plenty of natural light. The family room also includes a cozy wood-burning fireplace. The open kitchen offers an abundance of cabinets, a newer fridge and dishwasher, and garden doors that lead to your private west-facing backyard. An updated powder room completes this level. Upstairs, you'll find a loft area overlooking the family room, perfect for a home office. The spacious primary bedroom features vaulted ceilings, ensuite bathroom and large closet. There are also two additional good-sized bedrooms and a main bathroom. The finished basement expands your living space with a rec room that includes a Murphy bed for guests, laundry facilities, and plenty of storage space. The fully fenced backyard has a patio, mature landscaping, and access to the wide paved alleyway behind. Updates to this home include new light fixtures throughout, a new roof and gutters (2024), replacement of all poly-b piping (2023), furnace (2009), and a hot water tank (2020). Located close to parks, schools, and just minutes from the amenities of Quarry Park, this home offers easy access to Deerfoot and Glenmore Trail and is conveniently close to downtown. Don't miss out on this great home!



Built in 1988

Essential Information

MLS® #	A2142088
Price	\$559,900
Sold Price	\$590,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,637
Acres	0.10
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Riverbirch Court Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3N1

Amenities

Parking	None, On Street
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Interior

Interior Features	High Ceilings, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Raised Hearth, Stone, Tile, Wood Burning
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Irregular Lot, Landscaped, Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 20th, 2024

Date Sold June 24th, 2024

Days on Market 4

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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