

\$675,000 - 48 Riverbend Gate Se, Calgary

MLS® #A2143001

\$675,000

4 Bedroom, 4.00 Bathroom, 1,227 sqft

Residential on 0.09 Acres

Riverbend, Calgary, Alberta

DO NOT MISS THIS OPPORTUNITY!! This beautifully finished 4-level split is ONE OF A KIND!..or should we say TWO? LEGALLY SUITED UP/DOWN DUPLEX with 2 Municipal Addresses (48 & 46 Riverbend Gate SE)!! Live in one unit while the other is the mortgage helper we all want!!

More than 2200 sq ft of developed space! The lower unit is 1000 sq ft of exquisitely renovated space. The stunning kitchen features a large island with seating, stainless steel appliances, quartz countertops, and a walk-in pantry. A fireplace is the focal point of the dining area, and a spacious living room completes the area. A few steps away, you find the primary bedroom with a SIX PC luxurious en-suite with a steam shower.

The upper unit boasts 3 bedrooms and 2 full bathrooms. The kitchen has granite countertops and a breakfast bar with a door to the side deck/BBQ. A large living/dining area with hardwood floors makes this home complete.

Outside, the property features a beautiful seating area perfect for gathering with friends.

This unique property offers versatility and potential income generation. Ideal for investors or homeowners looking to offset mortgage costs. Located in the desirable Riverbend neighborhood, close to schools, parks, and



amenities, this duplex is a rare find.

Schedule your showing today to explore the possibilities of owning this exceptional legal suite property in Riverbend!

Built in 1984

Essential Information

MLS® #	A2143001
Price	\$675,000
Sold Price	\$693,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,227
Acres	0.09
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	48 Riverbend Gate Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3L3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, Kitchen Island, Quartz Counters, Separate Entrance, Steam Room
-------------------	--

Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Hot Water, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 10th, 2024
Days on Market	19
Zoning	R-C1s
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.