

# **\$565,000 - 168 Riverbrook Road Se, Calgary**

MLS® #A2149567

**\$565,000**

3 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.08 Acres

Riverbend, Calgary, Alberta

Life in Riverbend is awesome....especially here. Located on a quiet street within walking distance to Riverbend Park/Riverbend Dog Park, Carburn Park and the Bow River, this lovely home offers over 1800ft<sup>2</sup> of bright and open living space on 3 levels. The well sized foyer greets you and welcomes you into a large living room with impressively high ceilings that create an aura of sophistication. Head up the stairs....to your left is a fantastic dining area overlooking the living room, making entertaining and family time truly seamless. The kitchen has great counter and storage space and is accented by stainless steel appliances. Enjoy cozy meals in the breakfast nook, or transform the space into a home office. The upper bedrooms are nicely sized , with the principal bedroom offering closet built ins an a sliding door to the upper bathroom. The walk out lower level further extends the bright living space with its large windows and door to the SE facing back yard. A massive family room can be enjoyed here, and the space provides a lovely 3rd bedroom and 3 piece bathroom. There is lots of room to store your treasures on this level as well. Outside you can enjoy a manageable rear yard and the convenience of the detached double garage. The shingles and siding on house and the garage were replaced in 2023, hot water tank was replaced in 2024, furnace inspected in 2024. This home is ready for you! Be sure to add this one to your list of homes to view.



Built in 1987

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2149567      |
| Price          | \$565,000     |
| Sold Price     | \$599,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,053         |
| Acres          | 0.08          |
| Year Built     | 1987          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Sold          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 168 Riverbrook Road Se |
| Subdivision | Riverbend              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 3P3                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

## Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Separate Entrance, Storage                     |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                                       |
| Cooling           | None                                                                             |
| Has Basement      | Yes                                                                              |
| Basement          | Finished, Full                                                                   |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Wood                                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2024 |
| Date Sold      | July 31st, 2024 |
| Days on Market | 13              |
| Zoning         | R-C2            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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.