

# \$629,900 - 217 Riverwood Close Se, Calgary

MLS® #A2161103

**\$629,900**

3 Bedroom, 4.00 Bathroom, 1,749 sqft  
Residential on 0.10 Acres

Riverbend, Calgary, Alberta

**BEST VALUE IN RIVERBEND!** Within walking distance to schools, greenspaces, the river and pathways, and the amenities of Quarry Park market and the YMCA plus easy access to Deerfoot and Glenmore Trails, this home is in an ideal location and is ready for its new owners! This updated 1,740+ sq. ft. home is located on a quiet street and upgrades to the home include new windows and doors (2019), furnace and humidifier (2018), roof, eaves, and downspouts (August 2024). The main level features high-end Italian porcelain tile, a front living room and dining area with wrap-around windows that flood the space with natural light, and a kitchen with quartz countertops, sleek white subway tile backsplash, a Blanco sink, and newer stainless steel dishwasher and stove. The kitchen also includes a walk-in pantry and an inviting eating area with large window overlooking the backyard. The family room boasts a cozy wood-burning fireplace, while the main floor is completed with a laundry area and a convenient powder room. Upstairs, you'll find newer carpets throughout, a primary bedroom with a large walk-in closet, and an ensuite bathroom with shower. There are two additional well-sized bedrooms and the main bathroom. The developed basement offers a rec room, games area, a 2-piece bathroom, and ample storage space. The west facing backyard is a private oasis with a deck, apple tree, and raspberries. An added bonus is the RV parking accessed through the



double gate, off the paved alley, that has an ideal angle that makes parking a breeze. If RV parking isn't needed, it can serve as an excellent patio space. Don't miss out on this opportunity!

Built in 1991

**Essential Information**

MLS® #	A2161103
Price	\$629,900
Sold Price	\$630,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,749
Acres	0.10
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	217 Riverwood Close Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3Z4

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Front, RV Access/Parking, Driveway, See Remarks

**Interior**

Interior Features	Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
-------------------	---------------------------------------------------------------------

Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer, Freezer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Mantle, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Fruit Trees/Shrub(s), Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	September 5th, 2024
Date Sold	November 8th, 2024
Days on Market	64
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.