

\$500,000 - 927 Riverbend Drive Se, Calgary

MLS® #A2164834

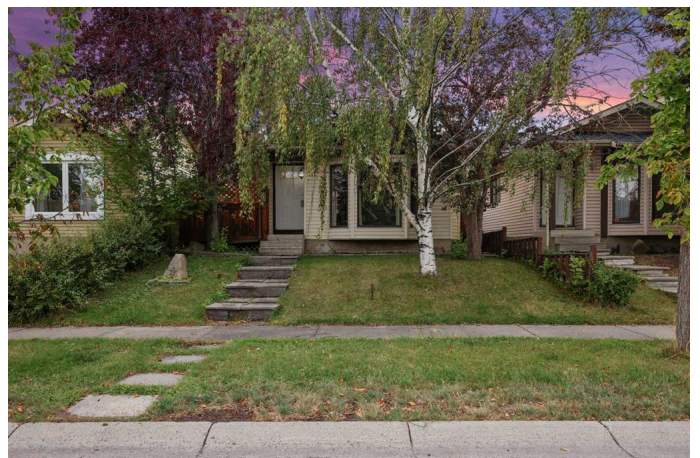
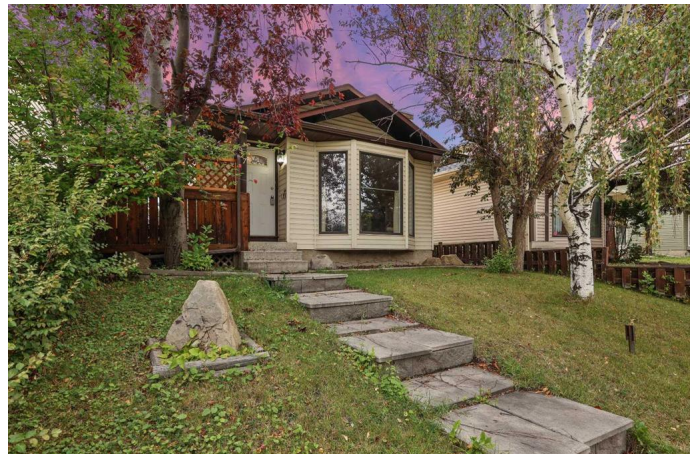
\$500,000

3 Bedroom, 3.00 Bathroom, 989 sqft

Residential on 0.08 Acres

Riverbend, Calgary, Alberta

Welcome home! With almost 2000 square feet of living space, this charming and well-maintained gem in Riverbend, is ready for its next chapter. The current owners have lovingly cared for the home, and it shows in every corner! Recent updates are new shingles (2023), new siding, new fence and a renovated ensuite. Riverbend is a highly sought-after community, known for its welcoming neighbours and easy access to outdoor activities. Carburn Park and the Bow River Pathway System are just steps away. The neighborhood offers several parks and playgrounds, as well as local schools like Riverbend School, making it a great area for families. Nearby major roads like Glenmore Trail and Deerfoot Trail make commuting a breeze, and you're just a short drive from Quarry Park for shopping and dining options. Upon entry, you're greeted by large windows that fill the main living room with natural light and a wood burning fireplace, creating a warm, inviting atmosphere. The layout flows seamlessly into the open kitchen and dining nook, where sliding doors lead directly to the outdoor deck, perfect for entertaining or quiet moments of relaxation. Upstairs, you'll find two well-sized bedrooms connected by an updated Jack-and-Jill bathroom, offering convenience and modern touches. On the lower level, a spacious family room provides plenty of space for everyone to gather and enjoy quality time. The lowest level features a large third bedroom, a full bathroom, an additional half



bath, and a laundry area with washer and dryer. Enjoy your mornings on the cozy side deck with a coffee, or relax in the private backyard—perfect for gatherings or simply unwinding. The oversized double detached garage is a standout feature, offering extra space for vehicles or a workshop. This home waits for its new life and new memories with its next owners. It’s a home that’s ready to be loved and lived in, offering the perfect blend of comfort, community, and convenience in the heart of Riverbend

Built in 1983

Essential Information

MLS® #	A2164834
Price	\$500,000
Sold Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	989
Acres	0.08
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	927 Riverbend Drive Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C3P8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 16th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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