

\$639,800 - 84 Riverside Way Se, Calgary

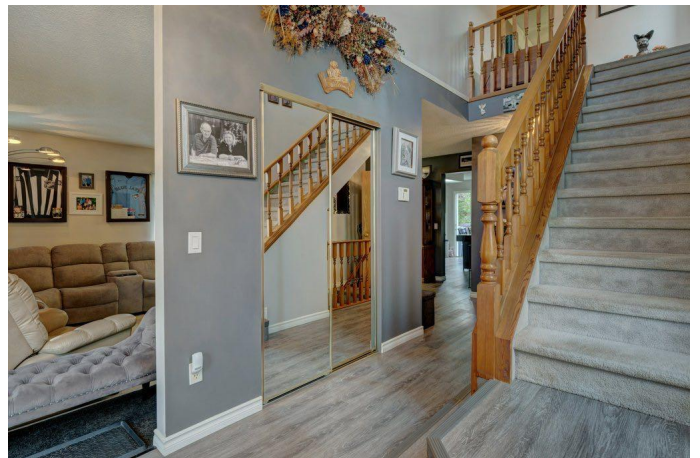
MLS® #A2165887

\$639,800

3 Bedroom, 3.00 Bathroom, 1,653 sqft
Residential on 0.09 Acres

Riverbend, Calgary, Alberta

Welcome to 84 Riverside Way SE, it is our pleasure to present this lovely and well-kept home in the heart of the sought-after Riverbend. This house is at a PREMIERE LOCATION, just STEPS from the BOW RIVER and CARBON PARK. In addition, the house BACKS ONTO A GREEN PARK for peaceful privacy. Upon entering you are greeted by NEW FLOORING (vinyl plank) and a spacious layout. This SUPER BRIGHT home has MANY WINDOWS allowing in an ABUNDANCE of NATURAL LIGHTS. Large living room joining the dining room with upgraded lightings. Large kitchen with STAINLESS STEEL APPLIANCES, beautiful white cabinets, tiled backsplash and a built-in breakfast nook. Family room with a CENTRE FIREPLACE and PATIO DOORS opening to the LARGE BACKYARD. Beautiful large deck and fences, GAZEBO (with curtains) is included for summer enjoyment. The backyard is an oasis, a peaceful place to have a summer BBQ sharing good laughs with family and friends. Put the curtains up on the gazebo and enjoy a refreshing cool fall evening. Grow some veggies in the low-maintenance gardens, or step out of the back gate and enjoy the GREEN PARK just outside the gate. Upper floor has 3 bedrooms, MASTER SUITE has a 4-piece ENSUITE BATH. Main 4-PC bath is spacious, ideal for a growing family. Lower floor is about 90% finished (it only needs flooring), providing a large recreational room, currently used as a



HOME THEATRE (Projection TV is included) and tons of storage space. The basement is ideal for a Man's heaven or for a teenager. The possibilities are endless. NEW UPGRADES include: NEWER ROOF SHINGLES, NEW FURNACE. This homes has been lovingly cared for by longtime owners for almost 25 years. RIVERBEND is a mature and charming community. It is well-established, well laid-out, well cared-for and well-loved over the years. The recent development of Quarry Park has brought modern flavours to Riverbend with an influx of new restaurants and amenities. Riverbend offers schools, shops, the river, Carburn park, which is one of the MOST BEAUTIFUL PARKS in Calgary. Riverbend has the River pathways, multi level transits, yet just minutes from downtown. Reverend is literally located in the centre of Calgary, making it extremely accessible to all quadrants of the city. Riverbend has its all. Make this one your family home and you will be happy for many years to come!

Built in 1988

Essential Information

MLS® #	A2165887
Price	\$639,800
Sold Price	\$631,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,653
Acres	0.09
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	84 Riverside Way Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3V8

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Landscaped, Many Trees, Rectangular Lot, Garden, Gazebo, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	October 2nd, 2024
Days on Market	18
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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