

# \$559,900 - 11 Riverbirch Place Se, Calgary

MLS® #A2172269

## \$559,900

4 Bedroom, 2.00 Bathroom, 957 sqft

Residential on 0.08 Acres

Riverbend, Calgary, Alberta

Welcome to this charming bungalow located on a quiet cul-de-sac and featuring a two bedroom LEGAL suite. Main level has a open living/dining room and white kitchen with lots of counter space, tile backsplash and pantry. Good sized windows make this a light and bright space. Two bedrooms were combined to create a large primary bedroom, den and laundry with a sliding door for yard access. There is also a second bedroom and four piece main bath on this level. The suite has an open kitchen and living area plus two bright bedrooms, laundry area and three piece bath. Sunny west backyard with patio for bbq,s and relaxing! Heated double detached garage opens onto a paved laneway. The house has a new roof and siding this year and new windows in 2014. Great location, close to schools, transit, playgrounds and shopping. This home could be a great investment property or make it your first home with the mortgage helper suited basement!!

Built in 1982

## Essential Information

MLS® #	A2172269
Price	\$559,900
Sold Price	\$585,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	957
Acres	0.08
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	11 Riverbirch Place Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3M3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

### Interior

Interior Features	No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Playground
Lot Description	Cul-De-Sac, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 10th, 2024
Date Sold	October 19th, 2024

Days on Market	9
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office            Greater Calgary Real Estate

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