

\$400,000 - 71 Riverbend Drive Se, Calgary

MLS® #A2176817

\$400,000

3 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.10 Acres

Riverbend, Calgary, Alberta

Opportunity is knocking! This great 2+1 bedroom, 2 bathroom home is looking for the right person to return it to its former glory. This 4 level split is located in a great neighbourhood within walking distance to schools, shopping and Carburn Park. The main floor has a cosy living room and large eat in kitchen with a window overlooking the backyard. Upstairs you'll find 2 spacious bedrooms and a full bath. The lower level has an additional bedroom and bathroom plus a family room while the basement level has the laundry and tons of space for storage or future development. This home certainly does require work, but at this price point is perfect for someone who can renovate it to make it their own or flip it for a profit. Give your favourite agent a call to view!

Built in 1983

Essential Information

MLS® #	A2176817
Price	\$400,000
Sold Price	\$421,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	920
Acres	0.10
Year Built	1983



Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	71 Riverbend Drive Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3S5

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Freezer, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Additional Information

Date Listed	November 1st, 2024
Date Sold	November 5th, 2024
Days on Market	4
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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