

# \$595,000 - 204 Riverbend Drive Se, Calgary

MLS® #A2226002

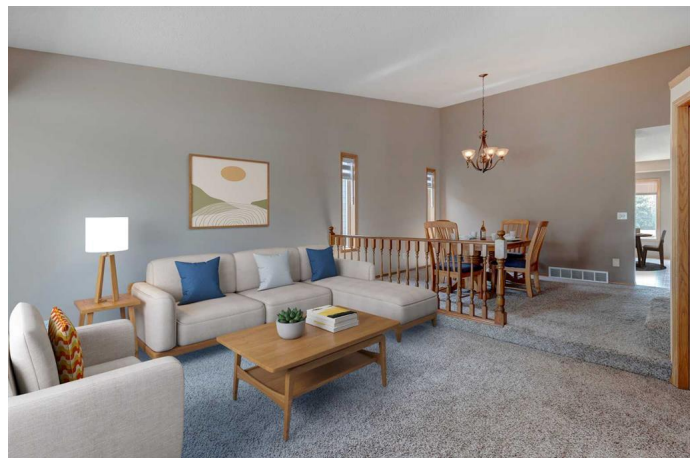
**\$595,000**

4 Bedroom, 3.00 Bathroom, 1,551 sqft

Residential on 0.10 Acres

Riverbend, Calgary, Alberta

OPEN HOUSES SATURDAY JUNE 21, 2025 3:00pm-4:30PM and SUNDAY JUNE 22, 2025 1:00-2:30pm. This home and its location offers a great opportunity for a young growing family to be surrounded by activities that keeps family members busy. Located across from a large park with soccer fields and baseball diamonds, it is two blocks away from trails that run along the river, where there are a variety of family activities available. Riverbend Elementary School is located just a few blocks down the street. The house has a brand new roof and vinyl siding and a new deck overlooks a large flat backyard perfect for your children to run around, while you can watch them from the kitchen. Entering the front door you come into the living room, which is overlooked by a large dining room and both areas are covered by a vaulted ceiling. An open kitchen dinette area sits beside a vast family room with a wood burning fireplace detailed with brick facing and sides onto a two-piece bathroom which includes the laundry. Upstairs the ample size primary bedroom comes with a walk-in closet and three piece ensuite. There are two additional sizable bedrooms along with a four-piece bathroom to complete the upper floor. The lower floor includes a recreational area with flexibility for a variety of activities. This level includes a large bedroom with walk-in closet and an immense area which includes the utility room and loads of space for storage. Don't wait long with all the advantages this home would offer your



household it won't last long.

Built in 1989

### Essential Information

MLS® #	A2226002
Price	\$595,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,551
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	204 Riverbend Drive Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3X8

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Heating Paid For, Cable Connected, Garbage Collection, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Houston Realty.ca
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