# \$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 it's 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)

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 1

Zoning R-CG

# **Listing Details**

Listing Office Houston Realty.ca

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.