

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

MLS® #A2226002

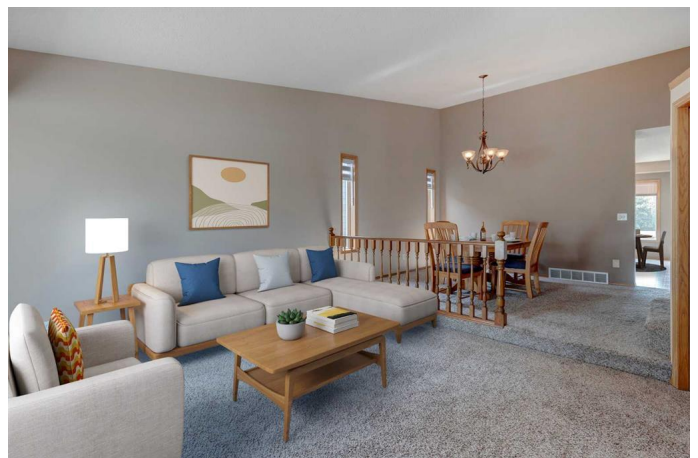
**\$595,000**

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      | Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Heating Paid For, Sewer Connected, Water Connected, Phone 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      | Brick Facing, Family Room, Mantle, 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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