

\$645,000 - 249 River Rock Place Se, Calgary

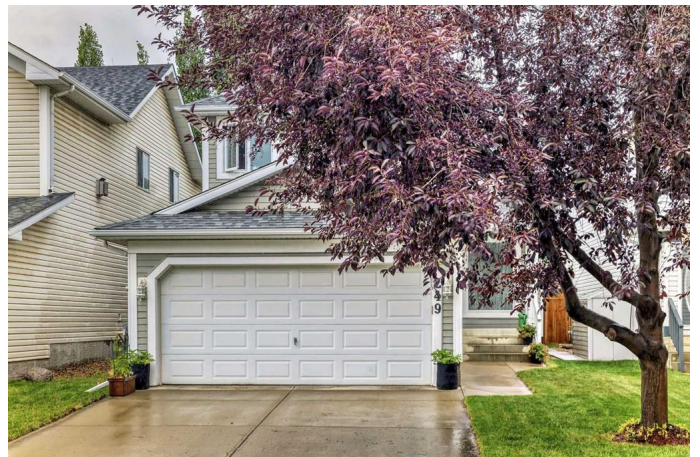
MLS® #A2241016

\$645,000

4 Bedroom, 4.00 Bathroom, 1,526 sqft
Residential on 0.08 Acres

Riverbend, Calgary, Alberta

Price Adjusted to SELL. Immediate Possession. An incredible opportunity awaits in the highly desirable community of Riverbend. This fully developed 2 Story home with 2090 Sq ft of living space is walking distance to elementary schools, grocery store, restaurants, and the Bow River trail system. New windows (2023) make the home bright and cheery while cutting costs of heating/cooling bills. Large island in the kitchen is an ideal prep space, lower cabinets have pull out drawers for easy access and custom pantry maximizes storage and functionality. The living room includes a brick feature wall with fireplace, TV mount, and mantel. In the fully finished basement you will find a large rec room, full bathroom, storage space and an additional bedroom. Additional features include A/C, main floor laundry, built-in computer/homework desk upstairs and built-in display shelving on main floor. The fully fenced backyard includes 11 x 14 deck, 2 garden beds, small perennial flower plot and lots of extra space for all your outside activities. This open concept home is perfect place to start or grow a family and add your personal touch in a well-designed layout and unbeatable location. Pride of Ownership. Choice Subdivision Riverbend. Kitchen is bright, and spacious eating area, cabinets have extra pull outs for all your needs. Ideal Pantry. New Fence in the Private Backyard. outdoor living space for patio furniture. NOW is a Great Possession Date for the New School



Year.

Built in 1997

Essential Information

MLS® #	A2241016
Price	\$645,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,526
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	249 River Rock Place Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4G3

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Fireplace Insert
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	61
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Landan Real Estate
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