



THE
A-TEAM

**RE/MAX
FIRST**

948 RIVERBEND Drive, Calgary T2C 3L8

MLS®#: **A2121957**

Area: **Riverbend**

Listing Date: **04/12/24**

List Price: **\$579,900**

Status: **Pending**

County: **Calgary**

Change: **-\$18k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1983**

Lot Information

Lot Sz Ar: **3,121 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,227**
Low Sqft:
Ttl Sqft: **1,227**

DOM

37
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,No Neighbours Behind,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`5" x 9`4"
Kitchen	Main	11`9" x 12`11"
4pc Bathroom	Upper	8`0" x 5`1"
Bedroom	Upper	8`10" x 8`11"
3pc Bathroom	Basement	8`9" x 8`3"
Furnace/Utility Room	Basement	6`11" x 12`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`5" x 14`3"
2pc Bathroom	Main	5`1" x 4`9"
Bedroom	Upper	8`0" x 12`9"
Bedroom - Primary	Upper	14`11" x 12`9"
Game Room	Basement	16`1" x 19`7"
Other	Basement	5`4" x 3`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8210946

Remarks

Pub Rmks:

Reno/Updated 3 bedroom 2.5 Bath Beautiful and READY TO MOVE in the serene community of RIVERBEND , backing onto small neighborhood Park, this charming home offers a blend of comfort and convenience in Calgary's sought after Community. New Carpet on top floor, new Kitchen Counter-top and tiles, New doors, Baseboards, trims, light fixtures, Paint etc. This property boasts a prime location within close proximity to various amenities and natural attractions. The main level showcases a spacious living area, ideal for hosting gatherings or enjoying quiet evenings .The adjoining kitchen is a ample cabinet space. Adjacent to the kitchen, the dining area offers a perfect setting for enjoying meals with family and friends. Upstairs, you'll find the the master suite and additional 2 bedrooms. The remaining two bedrooms offer flexibility for guests, children, or home offices, ensuring everyone has their own comfortable space. Fully finish basement with Family room and Convenient full walk-in bath. Oversize Double Detached garage has new motor and offers convenience and storage solutions, adding to the overall functionality of the property this home offers easy access to a wealth of amenities, including Parks, Schools, Shopping, and dining options. Plus, with quick access to major Roadways, commuting to downtown Calgary or beyond is a breeze. Don't let it Go. Open House Sat-11-4 and Sunday 1-4PM

Inclusions:
Property Listed By:

N/A
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











