



THE
A-TEAM

**RE/MAX
FIRST**

15 RIVERWOOD Court, Calgary T2C 4E9

MLS®#: **A2136617**

Area: **Riverbend**

Listing Date: **05/30/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**

Lot Information

Lot Sz Ar: **4,165 sqft**
Lot Shape:

Access:

Lot Feat: **Cul-De-Sac**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,807**
Low Sqft:
Ttl Sqft: **1,807**

DOM

29
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Kitchen Island, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Office	Main	15`8" x 9`6"
2pc Bathroom	Main	
Living Room	Main	12`8" x 14`5"
Bedroom	Upper	10`0" x 10`7"
4pc Bathroom	Upper	
Hobby Room	Upper	7`11" x 9`6"
Family Room	Basement	13`1" x 26`11"

Room	Level	Dimensions
Kitchen	Main	13`8" x 9`7"
Dining Room	Main	8`8" x 13`6"
Bonus Room	Upper	10`7" x 8`8"
Bedroom	Upper	10`0" x 10`11"
Bedroom - Primary	Upper	11`4" x 13`4"
3pc Ensuite bath	Upper	
4pc Bathroom	Basement	





