



THE
A-TEAM

**RE/MAX
FIRST**

84 RIVERSIDE Way, Calgary T2C 3V8

MLS®#: **A2165887** Area: **Riverbend** Listing Date: **09/11/24** List Price: **\$639,800**
 Status: **Active** County: **Calgary** Change: **-\$20k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1988**
Lot Information
 Lot Sz Ar: **3,993 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,653**
 Low Sqft:
 Ttl Sqft: **1,653**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Gazebo,Garden,No Neighbours Behind,Landscaped,Many Trees,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Linoleum,See Remarks**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`5" x 3`0"	Dining Room	Main	14`3" x 10`5"
Family Room	Main	11`7" x 13`8"	Entrance	Main	4`4" x 3`4"
Kitchen	Main	14`4" x 13`8"	Living Room	Main	14`4" x 13`8"
4pc Bathroom	Second	7`10" x 5`1"	4pc Ensuite bath	Second	7`10" x 7`5"
Bedroom - Primary	Second	14`9" x 11`10"	Bedroom	Second	8`10" x 11`8"
Bedroom	Second	14`4" x 11`8"	Game Room	Basement	21`6" x 16`8"
Storage	Basement	12`7" x 9`10"	Storage	Basement	14`2" x 11`2"

Furnace/Utility Room

Basement

3`3" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8811219

Zoning:
R-C1

Remarks

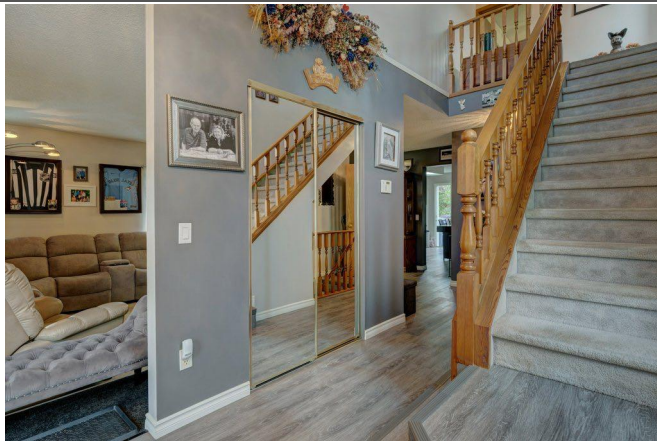
Pub Rmks:

Welcome to 84 Riverside Way SE, it is our pleasure to present this lovely and well-kept home in the heart of the sought-after Riverbend. This house is at a PREMIERE LOCATION, just STEPS from the BOW RIVER and CARBON PARK. In addition, the house BACKS ONTO A GREEN PARK for peaceful privacy. Upon entering you are greeted by NEW FLOORING (vinyl plank) and a spacious layout. This SUPER BRIGHT home has MANY WINDOWS allowing in an ABUNDANCE of NATURAL LIGHTS. Large living room joining the dining room with upgraded lightings. Large kitchen with STAINLESS STEEL APPLIANCES, beautiful white cabinets, tiled backsplash and a built-in breakfast nook. Family room with a CENTRE FIREPLACE and PATIO DOORS opening to the LARGE BACKYARD. Beautiful large deck and fences, GAZEBO (with curtains) is included for summer enjoyment. The backyard is an oasis, a peaceful place to have a summer BBQ sharing good laughs with family and friends. Put the curtains up on the gazebo and enjoy a refreshing cool fall evening. Grow some veggies in the low- maintenance gardens, or step out of the back gate and enjoy the GREEN PARK just outside the gate. Upper floor has 3 bedrooms, MASTER SUITE has a 4-piece ENSUITE BATH. Main 4-PC bath is spacious, ideal for a growing family. Lower floor is about 90% finished (it only needs flooring), providing a large recreational room, currently used as a HOME THEATRE (Projection TV is included) and tons of storage space. The basement is ideal for a Man's heaven or for a teenager. The possibilities are endless. NEW UPGRADES include: NEWER ROOF SHINGLES, New furnace service. This homes has been lovingly cared for by longtime owners for almost 25 years. RIVERBEND is a mature and charming community. It is well-established, well laid-out, well cared-for and well-loved over the years. The recent development of Quarry Park has brought modern flavours to Riverbend with an influx of new restaurants and amenities. Riverbend offers schools, shops, the river, Carburn park, which is one of the MOST BEAUTIFUL PARKS in Calgary. Riverbend has the River pathways, multi level transits, yet just minutes from downtown. Reverend is literally located in the centre of Calgary, making it extremely accessible to all quadrants of the city. Riverbend has its all. Make this one your family home and you will be happy for many years to come!

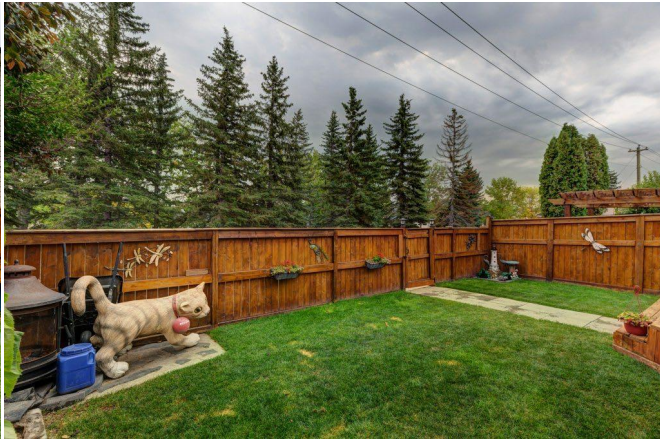
Inclusions:
Property Listed By:

Storage shed, projector TV in basement, outdoors Christmas lights are included
CIR Realty

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









84 Riverside Way SE, Calgary, AB

Main Floor Exterior Area 898.34 sq ft
Interior Area 822.72 sq ft
Excluded Area 402.37 sq ft



0 2 4 8

PREPARED: 2024/09/12

White regions are excluded from total floor area in GSUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

84 Riverside Way SE, Calgary, AB

2nd Floor Exterior Area 763.39 sq ft
Interior Area 700.91 sq ft
Excluded Area 471.43 sq ft



0 2 4 8

PREPARED: 2024/09/12

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84 Riverside Way SE, Calgary, AB

Basement (Below Grade) Exterior Area 810.34 sq ft
Interior Area 715.67 sq ft



0 2 4 8

PREPARED: 2024/09/12

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