



35 RIVERBEND Drive, Calgary T2C 3K9

MLS® #: **A2169099** Area: **Riverbend** Listing Date: **10/03/24** List Price: **\$634,900**
 Status: **Active** County: **Calgary** Change: **-\$600, 18-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1982** Abv Sqft: **1,193**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,563 sqft** Ttl Sqft: **1,193**
 Lot Shape:

DOM

79
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Irregular Lot,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Garden,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`0"	Dining Room	Main	11`0" x 7`10"
Kitchen	Main	11`10" x 10`6"	Living Room	Main	13`7" x 14`2"
4pc Bathroom	Second	8`3" x 4`11"	Bedroom	Second	8`3" x 13`1"
Bedroom	Second	8`6" x 9`3"	Bedroom - Primary	Second	13`3" x 12`4"
Game Room	Basement	15`9" x 13`1"	Furnace/Utility Room	Basement	3`2" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8011606

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to 35 Riverbend Drive! This charming home greets you with a warm, inviting ambiance, featuring a bright, east-facing living room with a lovely bay window. The cozy dining area, paired with a convenient 2-piece bath, offers an ideal space for entertaining. Cooking enthusiasts will appreciate the updated kitchen, complete with beautiful granite countertops and plenty of prep space. The spacious master bedroom boasts a generous walk-in closet for ample storage. Two additional bedrooms provide flexibility for children, guests, or a home office. The partially finished basement is a standout, offering a large recreation room perfect for relaxation or play, along with extra storage next to the utility area. Conveniently located near public and Catholic schools, this home provides easy access to major routes like Glenmore, Stoney, and Deerfoot Trails for a smooth commute. Enjoy nearby shopping, dining, and breathtaking nature parks, including Carburn Park, Sue Higgins, and Fish Creek, all just minutes away. Discover the ideal combination of comfort and convenience at this beautiful property. Schedule your viewing today!**

Inclusions:
Property Listed By: **None**
eXp Realty

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







