



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**61 RIVERSIDE Circle, Calgary T2C 3Y9**

MLS®#: **A2169444**

Area: **Riverbend**

Listing **10/10/24**

List Price: **\$749,000**

Status: **Pending**

County: **Calgary**

Change: **-\$26k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1990**

Finished Floor Area  
Abv Sqft: **1,963**  
Low Sqft:  
Ttl Sqft: **1,963**

DOM

**41**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,145 sqft**  
Lot Shape:

Parking

Ttl Park: **3**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Gazebo,Front Yard,Landscaped,Underground Sprinklers**  
Park Feat: **220 Volt Wiring,Double Garage Attached,Garage Faces Front,Garage Faces Rear,Single Garage Detached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

Construction: **Stucco**  
Flooring: **Ceramic Tile,Hardwood,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Dryer**  
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,High Ceilings,Jetted Tub,No Smoking Home,Pantry,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	8`8" x 8`8"
Dining Room	Main	12`6" x 9`0"
Breakfast Nook	Main	9`11" x 9`9"
2pc Bathroom	Main	6`1" x 5`3"
Office	Main	10`9" x 8`0"
Walk-In Closet	Second	6`11" x 6`3"
Bedroom	Second	13`6" x 9`0"

Room	Level	Dimensions
Family Room	Main	15`2" x 12`2"
Kitchen	Main	11`10" x 11`9"
Living Room	Main	13`10" x 13`5"
Laundry	Main	5`2" x 2`7"
Bedroom - Primary	Second	14`4" x 12`7"
4pc Ensuite bath	Second	12`9" x 6`0"
Bedroom	Second	11`3" x 9`7"

**4pc Bathroom**  
**Bedroom**  
**Bedroom**  
**Storage**

**Second**  
**Basement**  
**Basement**  
**Basement**

**7`7" x 4`11"**  
**13`3" x 9`6"**  
**10`8" x 10`1"**  
**11`10" x 5`11"**

**Game Room**  
**Walk-In Closet**  
**Workshop**  
**3pc Bathroom**

**Basement**  
**Basement**  
**Basement**  
**Basement**

**20`2" x 16`2"**  
**8`11" x 6`5"**  
**7`2" x 6`2"**  
**8`1" x 7`3"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9011864**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**What a location! They don't come often here.. only steps away from the Bow River, scenic Pathways and Carburn Park. Welcome to 61 Riverside Circle, SE. Offering 5 spacious bedrooms, 3.5 bathrooms, a Double Attached Garage + an Oversize (220v) single garage in the rear and over 3,100 sqft of beautifully developed living space, this is the perfect home for families of all sizes. Step inside and be captivated by the stunning Cherry Hardwood floors and the vaulted ceiling, adding to the home's spacious feel & warmth. You'll love the functional floor plan! A home office, 2pc bathroom and laundry, 2 family rooms for entertaining (or lounging) and a breakfast nook adjacent to the gorgeous kitchen filled with character and access to the privately fenced in backyard. The kitchen is the heart of this home and offers a centre island fitted with stone countertops, a gas oven + range hood, microwave, refrigerator and large pantry. Enjoy your peaceful morning coffee overlooking the stamped concrete backyard, where memories with friends & family will be made underneath the gazebo and warm fire pit. The hand crafted railings leading you up to the second floor provides sophistication and charm. This level has three well-appointed bedrooms, a full bathroom and the primary retreat. The primary offers a walk-in closet and a captivating 4piece ensuite with a jetted soaker tub, perfect for winding down after a long day. The fully developed basement has been recently updated and includes a large rec room and two additional bedrooms - one with another spacious walk-in closet as well as a 3piece bathroom. The Workshop in the lower level is a great space to focus on your projects from home and provides ample storage both indoors and out in the second oversized garage; the rear garage has another workshop as well. This is a special home in an great location, walking distance to schools and parks. Riverbend is full of places for fun and active living.. many memories await to be made here. Book your showing today!**

Inclusions:  
Property Listed By:

**Kitchen Island Stools (x2), Garage Opener (x2), Gazebo, Fire Table, All tools in rear garage, Ladders near rear garage(x3), Window coverings RE/MAX House of Real Estate**

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













