



THE
A-TEAM

**RE/MAX
FIRST**

35 RIVERBEND Drive, Calgary T2C 3K9

MLS®#: **A2184854**

Area: **Riverbend**

Listing Date: **01/10/25**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**
Lot Information
Lot Sz Ar: **4,563 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,193**
Low Sqft:
Ttl Sqft: **1,193**

DOM

22
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**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
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
2pc Bathroom	Main	4`11" x 5`0"
Kitchen	Main	11`10" x 10`6"
4pc Bathroom	Second	8`3" x 4`11"
Bedroom	Second	8`6" x 9`3"
Game Room	Basement	15`9" x 13`1"

Room	Level	Dimensions
Dining Room	Main	11`0" x 7`10"
Living Room	Main	13`7" x 14`2"
Bedroom	Second	8`3" x 13`1"
Bedroom - Primary	Second	13`3" x 12`4"
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! Welcome to 35 Riverbend Drive! This delightful home offers a warm and inviting atmosphere, starting with a bright, east-facing living room featuring a charming bay window. The cozy dining area, along with a convenient 2-piece bath, creates a perfect space for entertaining. For those who love to cook, the updated kitchen boasts stunning granite countertops and plenty of prep space. The spacious master bedroom includes a generous walk-in closet for all your storage needs. Two additional bedrooms offer flexibility for children, guests, or a home office. The partially finished basement is a highlight, with a large recreation room ideal for relaxation or play, as well as extra storage beside the utility area. Ideally located near public and Catholic schools, this home provides easy access to major routes such as Glenmore, Stoney, and Deerfoot Trails, ensuring a smooth commute. Nearby shopping, dining, and beautiful parks like Carburn Park, Sue Higgins, and Fish Creek offer plenty of recreational opportunities just minutes away. Don't miss the perfect blend of comfort and convenience - schedule your viewing today!

Inclusions:
Property Listed By:

NA
eXp Realty

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







