



THE
A-TEAM

**RE/MAX
FIRST**

908 RIVERBEND Drive, Calgary T2C 3N8

MLS®#: **A2188166**

Area: **Riverbend**

Listing Date: **01/15/25**

List Price: **\$609,000**

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: **3,315 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **931**
Low Sqft:
Ttl Sqft: **931**

DOM

7

Layout

Beds: **4 (2 2)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit**

Construction: **Metal Siding**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	19`5" x 14`9"
Dining Room	Main	29`0" x 34`5"
Bedroom - Primary	Upper	40`2" x 33`4"
Walk-In Closet	Upper	15`10" x 9`7"
4pc Ensuite bath	Lower	24`7" x 16`2"
Walk-In Closet	Lower	11`6" x 10`8"
2pc Bathroom	Basement	21`7" x 24`7"

Room	Level	Dimensions
Living Room	Main	66`5" x 49`6"
Kitchen	Main	27`11" x 28`9"
4pc Bathroom	Upper	26`10" x 16`2"
Bedroom	Lower	34`9" x 34`2"
Bedroom	Lower	30`1" x 23`0"
Game Room	Basement	47`7" x 58`6"
Bedroom	Upper	43`6" x 27`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8210946

Remarks

Pub Rmks: **Welcome to this beautifully renovated 4-bedroom detached home in a vibrant community! The main floor features a bright, open living area with large windows, a cozy stone-front electric fireplace, an extended dining space, and a modern kitchen with a new range hood, tiled backsplash, and vinyl flooring. Upstairs, you'll find two spacious bedrooms and a full bathroom, while the mid-level offers a third bedroom with a private ensuite and a fourth bedroom. The basement adds a versatile recreational room, a dry bar, and a convenient 2-piece bathroom—perfect for entertaining. Outside, enjoy a spacious fenced yard with a storage shed, a stone firepit, and a 2-car parking pad with back entrance access. Situated near parks (Carburn, Quarry Park), schools, shopping, and major employers, this home balances peaceful living with convenience. Ideal for young families, first-time buyers, or rental investors. Don't miss out—contact your favorite realtor today!**

Inclusions:
Property Listed By: **N/A**
Royal LePage METRO

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













