



THE
A-TEAM

**RE/MAX
FIRST**

936 RIVERBEND Drive, Calgary T2C3L9

MLS®#: **A2200100** Area: **Riverbend** Listing Date: **03/27/25** List Price: **\$574,900**
 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: **4,014 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,029**
 Low Sqft:
 Ttl Sqft: **1,029**

DOM

9
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Front Yard,Landscaped,Private,Treed**
 Park Feat: **220 Volt Wiring,Additional Parking,Double Garage Detached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Storage**

Construction: **Aluminum Siding**
 Flooring: **Laminate,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **8210946**

Remarks

Pub Rmks: **Welcome to this bright and spacious BUNGALOW with over 1900 sq. ft. of living area in sought-after Riverbend! Well-maintained and move-in ready, this 5-bedroom,**

2-bathroom property has had all the major updates completed, so you can focus on making it your own. Recent upgrades include: NEW ROOF (2020) on both the house and garage NEW EAVESTROUGHES (2021) NEW WINDOWS(2021) Updated tile entryway (2019) NEW HOT WATER TANK (2020) NEW GARAGE DOOR AND DOOR OPENER (2023) NO POLY B The main floor is filled with natural light, featuring a spacious living room, a well-appointed kitchen with ample counter space, and a dining area perfect for family meals. The primary bedroom is generously sized, along with two additional bedrooms and a 4-piece bath. The lower level offers a DEVELOPED ILLEGAL SUITE, complete with an open kitchen and living area, two bright bedrooms, a NEW WASHER/DRYER (2024), and a NEW FRIDGE & STOVE (2024)—ideal for extended family or additional income potential. Step outside to enjoy your private, low-maintenance backyard, fully fenced and featuring a huge U-shaped deck, perfect for entertaining. The OVERSIZED DOUBLE detached garage (with a new insulated door and opener) provides plenty of storage and parking. Fantastic location! Walk to schools, parks, shopping, restaurants, and transit. Enjoy nearby Carburn Park with picnic areas, canoeing, skating, and access to the Bow River's scenic pathways. Plus, Sue Higgins Off-Leash Dog Park is just minutes away. With quick access to major roadways, commuting and weekend getaways to the mountains are a breeze. Don't miss out on this incredible opportunity—book your showing today!

Inclusions:
Property Listed By:

Refrigerator & Stove in the basement, 3 Sheds
2% Realty

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









