

# \$750,000 - 29 Riverside Circle Se, Calgary

MLS® #A2218846

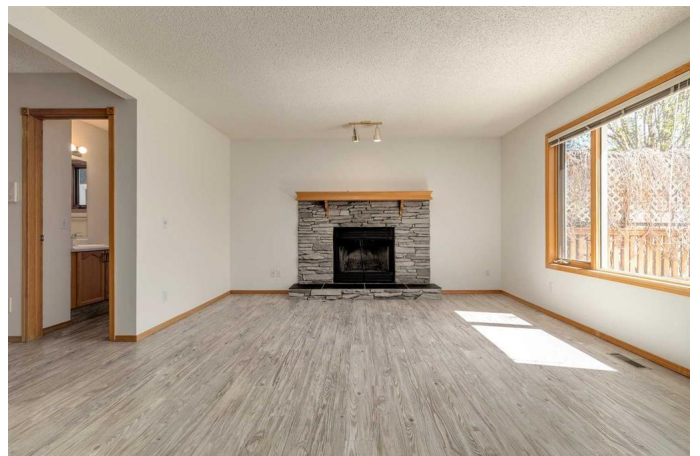
## \$750,000

3 Bedroom, 3.00 Bathroom, 1,770 sqft

Residential on 0.11 Acres

Riverbend, Calgary, Alberta

Welcome to this well-maintained two-storey home nestled in the heart of Riverbend—where properties like this don't come up often. Just steps away from the Bow River, scenic pathways, and Carburn Park, this location is ideal for outdoor enthusiasts and those seeking an active, connected lifestyle. Within walking distance to schools, parks, and green spaces, Riverbend is a vibrant community known for its family-friendly atmosphere and endless opportunities for recreation. This spacious home offers three bedrooms, including a generous primary suite with double closets and a walk-in "Safe Step" tub in the ensuite. The third bedroom also features a built-in shoe rack for convenience. In total, the home includes 2.5 bathrooms, including a main four-piece bath and an updated two-piece powder room. Step inside to discover a warm and inviting interior with newer flooring on the main level, and triple-pane windows (on some of the upper level windows) enhancing comfort and efficiency. The family room features a wood-burning fireplace with a gas starter—perfect for cozy evenings. Enjoy for formal living room with an option for formal dining. The bright eat in kitchen has been refreshed with a newer sink faucet and updated appliances, including a Whirlpool fridge and dishwasher, and a Kenmore stove. The main floor also includes a laundry room, a central vacuum system and the large insulated, undeveloped basement ready for



your future plans. Additional upgrades include a high-efficiency furnace with air cleaner, a newer hot water tank, and a water softener. Outdoors, enjoy the fully landscaped backyard complete with a Duradeck deck and natural privacy offered from mature Virginia creeper vines. There's RV parking, a hot tub hookup, and a paved back alley. The double attached garage is drywalled, heated, and features a new window. Exterior improvements include new shingles, downspouts, fascia, siding, and an underground sprinkler system to keep the yard looking its best. This exceptional home in Riverbend blends thoughtful upgrades with a top-tier locationâ€”offering a rare opportunity to enjoy comfort, convenience, and community all in one.

Built in 1991

**Essential Information**

MLS® #	A2218846
Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,770
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	29 Riverside Circle Se
Subdivision	Riverbend
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2X3X9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Central Vacuum, Closet Organizers, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 7th, 2025
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
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