

# \$499,000 - 71 Riverbend Drive Se, Calgary

MLS® #A2259991

**\$499,000**

3 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.10 Acres

Riverbend, Calgary, Alberta

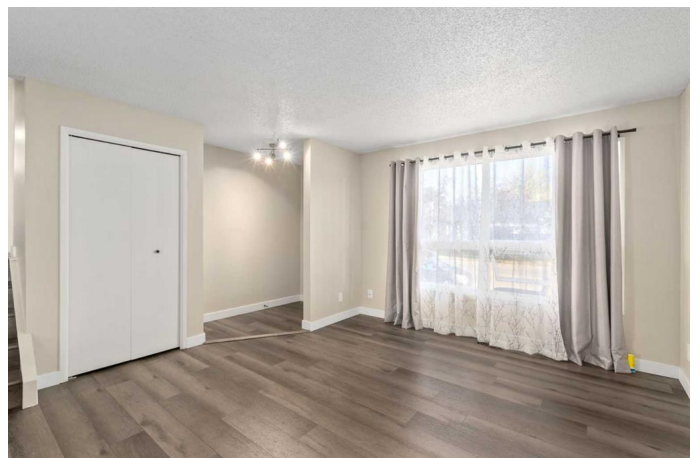
Click brochure link for more details. This fully renovated 4-level split home offers 3 bedrooms, 2 bathrooms, and nearly 1,400 sq. ft. of living space on a huge lot—perfect for a backyard guest suite and/or a triple car garage (after permit approval)! South-facing and flooded with natural light, this home is ideally located in a sought-after neighbourhood, within walking distance to schools, shopping, and Carburn Park.

The main floor features a cozy living room and a spacious kitchen with a window overlooking the backyard. Upstairs, you'll find 2 generous bedrooms and a full bathroom. The lower level offers a third bedroom, a second bathroom, and a family room, while the basement provides laundry and plenty of space for storage or potential future development.

Updates in 2025 include luxury vinyl plank flooring (LVP) throughout all levels, a brand-new kitchen, bathrooms, appliances, light fixtures, and a new roof! The house has been painted inside and outside. Copper pipes and a 100 AMP electrical service. Large fenced backyard with a shed and a lot of extra space for parking or/and potential future development.

Built in 1983

## Essential Information



MLS® #	A2259991
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.10
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	71 Riverbend Drive Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3S5

### Amenities

Parking Spaces	2
Parking	Oversized, Parking Pad

### Interior

Interior Features	See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 26th, 2025  
Days on Market                2  
Zoning                              R-CG

**Listing Details**

Listing Office                    Honestdoor Inc.

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