

\$535,000 - 23 Riverbend Gate Se, Calgary

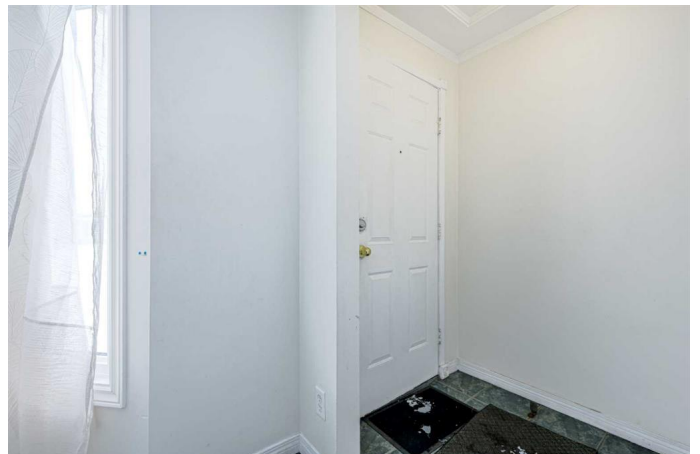
MLS® #A2193209

\$535,000

4 Bedroom, 3.00 Bathroom, 1,022 sqft
Residential on 0.10 Acres

Riverbend, Calgary, Alberta

Nestled in the heart of Riverbend, this 5-bed, 3-bath, 4-level split home is a rough gem of opportunity waiting to be discovered! With a walk score of 71, it's perfectly positioned near schools, parks, shopping, and nature trails—everything a family could want within easy reach. Step in and be welcomed by a bright and spacious living/dining room combo, seamlessly flowing into a large kitchen with space for a cozy breakfast nook. Upstairs, three generous bedrooms await, including a primary suite with convenient cheater access to a 4-piece bathroom witing for your magic touch. The real beauty of this home lies in its lower levels—designed for versatility and comfort. The first lower level features a huge rec room (or bedroom!) with its own 4-piece ensuite, offering privacy and flexibility for guests or extended family. Down one more level, you'll find an additional rec room space, another bedroom also with a 4 piece ensuite, the laundry room, and ample storage space. Natural light fills every corner, with full egress windows ensuring safety and peace of mind. Outside, the fully landscaped yard invites you to relax on the large side deck, store your gear in two sheds, and even plan for a future garage. With a play park just steps away, plus easy access to transit, major roadways, and the community's best amenities, this home is the perfect place to put down roots—and maybe even build some sweat equity along the way. Don't miss this opportunity to make Riverbend your



homeâ€”come see it today!

Built in 1983

Essential Information

MLS® #	A2193209
Price	\$535,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,022
Acres	0.10
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	23 Riverbend Gate Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3J5

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Lawn
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 7th, 2025
Days on Market	32
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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