

# **\$549,900 - 2451 Riverstone Road Se, Calgary**

MLS® #A2213709

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 0.09 Acres

Riverbend, Calgary, Alberta

**ATTENTION INVESTORS and First Time Home Buyers!**

This is a rare opportunity to own an income generating property in the **DESIRABLE COMMUNITY** of Riverbend. With valuable additions such as: New Roof (2024) High-Efficiency Furnace (2024) Adjustable Baseboard Heaters in basement (2024) and Vinyl Siding (2019). This classic 2 story home has been **COMPLETELY UPDATED** inside and out.

Located on a tranquil street, the serene setting of this home lies just **15 MINUTES FROM DOWNTOWN, 25 MINUTES FROM YYC AIRPORT, 4 MINUTES FROM CARBURN PARK, BOW RIVER** and even closer to Schools and Riverbend Shopping Centre, boasting all the amenities you could want! **WITHIN WALKING DISTANCE** to the future Greenline LRT Project (South Hill) With access to Deerfoot Trail and Stoney trail, this property offers endless possibility and opportunity.

Offering the ideal lifestyle for both young families and professionals. This **MOVE-IN-READY** Home has been completely updated, youâ€™ll love the timeless layout of the two upper levels. Take in **BEAUTIFUL VIEWS** on the large deck, sunny **SOUTH FACING** back yard equipped with a fire pit makes it ideal for weekend cookouts or the perfect escape after a long day.



The WELL APPOINTED lower level has its own laundry pair, full kitchen with stone counters, 3-piece bathroom and bedroom with egress window. Luxurious Carpet and Waterproof Luxury Vinyl Plank ensure durability and beauty! This is a special piece of Real Estate, donâ€™t hesitate, book your private tour today!

Built in 1993

**Essential Information**

MLS® #	A2213709
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,230
Acres	0.09
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2451 Riverstone Road Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4J8

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Separate Entrance, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Rectangular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.