

# \$536,999 - 40 Rivervalley Drive Se, Calgary

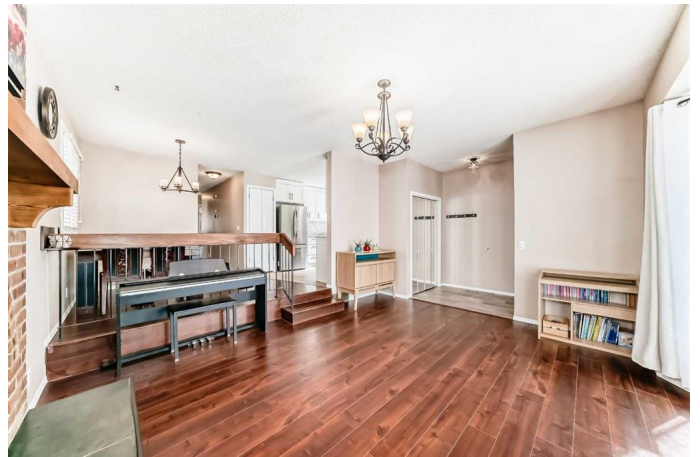
MLS® #A2223900

**\$536,999**

3 Bedroom, 2.00 Bathroom, 1,029 sqft  
Residential on 0.07 Acres

Riverbend, Calgary, Alberta

Excellent opportunity in this fully developed bungalow in the desirable community of Riverbend! Great location close to shops, schools, playground, and Carburn Park. Well-maintained home with pride of ownership! The main floor has been substantially renovated. Step in to the bright South-facing living room with a bay window and wood burning fireplace with brick surround. Laminate flooring through most of the main floor! The superb kitchen has been fully renovated with full height white cabinetry, quartz counters, stainless steel appliances, tile backsplash, under mount sink, filtered water, plenty of counter space, and a good sized dining area. The spacious primary bedroom has a bay window and a double closet. Two kids' rooms and an updated 4-pce bathroom complete the main floor. Other main floor updates include new light fixtures, switches and plugs, new interior doors, new front & storm door (2020), & new windows (2016). Separate side entrance to the back yard and basement with newer vinyl plank flooring on the stairs. Plenty of fantastic investment potential with an expansive rec room with a dry bar and rough-in plumbing for a future wet bar, a 2-pce bathroom, den, laundry, and remaining storage. No Poly B Plumbing! New furnace in 2014 and new roof in 2018. Oversized single detached garage built with permits in 2016. Back alley separation to neighbours; Mature trees; Private yard!



Built in 1982

## Essential Information

MLS® #	A2223900
Price	\$536,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,029
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	40 Rivervalley Drive Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3K6

## Amenities

Parking Spaces	1
Parking	Oversized, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Dry Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	36
Zoning	R-CG

## Listing Details

Listing Office	Rhinorealty
----------------	-------------

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.