

# \$559,900 - 2414 Riverstone Road Se, Calgary

MLS® #A2219009

**\$559,900**

5 Bedroom, 3.00 Bathroom, 949 sqft  
Residential on 0.10 Acres

Riverbend, Calgary, Alberta

Welcome to 2414 Riverstone Road SE, a 5-bedroom, 2.5-bathroom home offering over 1,850 sq ft of total living space including a separate illegal suite. This property sits on a corner lot with R-CG zoning, presenting excellent potential for long-term investment.

The upper level features a bright, functional layout with three generously sized bedrooms, including a primary suite with its own 2-piece ensuite. The kitchen offers ample cabinetry and storage, and opens directly to a large deck—perfect for outdoor dining and entertaining. The spacious living room provides a comfortable space to relax and gather. A shared front entry leads to private, separate entrances for each level—ideal for multigenerational living or income potential.

Downstairs, the illegal suite includes two additional bedrooms, a full kitchen, dedicated dining area, and a large living space. Laundry is located on the lower level, and a brand-new roof was completed in 2024, giving added peace of mind to the next owner.

The corner lot offers abundant street parking and the possibility of building a garage or customizing the yard for added privacy and function. With R-CG zoning, this lot offers flexibility and development options down the road.

Located in the vibrant community of



Riverbend, you're just steps from scenic Carburn Park, the off-leash Sue Higgins Dog Park, Bow River pathways, schools, shopping, and more. Riverbend is known for its central location and incredible access to all areas of the city, with major routes like Glenmore, Deerfoot, and Stoney Trail just minutes away—making your commute or weekend adventure easier than ever.

Whether you're looking to live up and rent down, expand your real estate portfolio, or accommodate a growing family, this home delivers outstanding value.

Built in 1993

### Essential Information

MLS® #	A2219009
Price	\$559,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	949
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2414 Riverstone Road Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C4E2

### Amenities

Parking None

### **Interior**

Interior Features Laminate Counters, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 8th, 2025

Days on Market 2

Zoning R-CG

### **Listing Details**

Listing Office RE/MAX House of Real Estate

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