

# \$537,000 - 124 Riverbrook Way Se, Calgary

MLS® #A2222682

## \$537,000

3 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.07 Acres

Riverbend, Calgary, Alberta

THIS IS THE ONE! Welcome to the best location in Riverbend. This immaculately maintained home has had the roof, windows, and siding replaced, and it backs onto the soccer fields and path system! Step through the front door and youâ€™re greeted by beautiful bay windows that flood the front room with natural light, perfect for plant lovers or anyone who loves a sunny space. The kitchen has plenty of working room and big windows overlooking the backyard and soccer fields, making it a bright and cheerful place to cook or hang out. Worried about space for the kids? No need! Three bedrooms make it a great fit for a young family, especially with several schools within walking distance. The large undeveloped basement is ready for your personal touch, set it up just the way you want. Book your showing before this home is SOLD!

Built in 1986

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2222682  |
| Price          | \$537,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,172     |
| Acres          | 0.07      |



|            |             |
|------------|-------------|
| Year Built | 1986        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 124 Riverbrook Way Se |
| Subdivision | Riverbend             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2C 3R2               |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 1                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Central Vacuum, Vinyl Windows, Jetted Tub |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Electric Stove, Washer/Dryer                                    |
| Heating           | Forced Air                                                                                                    |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Unfinished                                                                                              |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Fire Pit, Storage                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Level, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Vinyl Siding, Stone                                                                             |
| Foundation        | Poured Concrete                                                                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 26             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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