

# \$639,900 - 772 Riverbend Drive Se, Calgary

MLS® #A2217492

**\$639,900**

5 Bedroom, 3.00 Bathroom, 1,726 sqft  
Residential on 0.10 Acres

Riverbend, Calgary, Alberta

\*\*\* OPEN HOUSE SUNDAY MAY 4, 2-4:30PM\*\*\* Welcome to this meticulously maintained five-bedroom home in the heart of West Riverbend, perfectly situated across from a scenic park! Offering over 2700 ft<sup>2</sup> of thoughtfully designed living space. This home combines comfort, style and functionality for today's modern family. Step inside to a bright and inviting living room with vaulted ceilings, which is seamlessly connected to the formal dining area. The kitchen features ample cabinetry and countertop space, along with a dining nook. Upstairs, the spacious primary bedroom includes a private three-piece ensuite, while two additional bedrooms and a full bath completes the upper level. The main level features a light filled sunken living room with wood burning fireplace and access to the generously sized deck. Nicely tucked away is a bedroom with shelving, 2 piece bathroom, and laundry area. The fully finished basement provides even more living space, a 2nd fireplace, 5th bedroom and a dedicated home office area - perfect for remote work or study. New shingles (class 4 hail resistant), new siding, new hot water tank, no Poly-B plumbing, and a paved alley! This home is within minutes to Carburn Park, known for it's pathway systems, lagoon, and outdoor skating rink. Â Riverbend School, Sherwood School, and Lord Beaverbrook High are also within minutes. Riverbend really does offer a perfect balance of peaceful residential living and unbeatable convenience! Enjoy quick access



to the amenities of Quarry Park, transit, plus effortless commutes via Deerfoot Trail and Glenmore Trail. Book your private showing today!

Built in 1988

### Essential Information

MLS® #	A2217492
Price	\$639,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,726
Acres	0.10
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	772 Riverbend Drive Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3T7

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Chandelier, Closet Organizers, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Washer

Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Metal
Has Basement	Yes
Basement	Crawl Space, Finished, Full

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, City Lot, Few Trees, Rectangular Lot
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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