

# \$514,000 - 124 Riverbrook Way Se, Calgary

MLS® #A2235243

## \$514,000

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 you™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® #         | A2235243  |
| Price          | \$514,000 |
| 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), Central Vacuum, Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                    |
| Heating           | Forced Air                                                                                                    |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Unfinished                                                                                              |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 82              |
| Zoning         | R-CG            |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.