# \$539,900 - 95 Riverstone Close Se, Calgary

MLS® #A2235659

### \$539,900

3 Bedroom, 3.00 Bathroom, 1,263 sqft Residential on 0.13 Acres

Riverbend, Calgary, Alberta

Welcome to 95 Riverstone Close SE, tucked into a guiet cul-de-sac in the heart of the sought-after Riverbend community. This rare pie-shaped lot backs onto green space with no neighbours behind, offering privacy and an expansive outdoor space. With over 2,100 sq ft of living space, this bright and airy 3-level split features soaring ceilings, large windows, and a layout that includes 3 bedrooms, 2.5 bathrooms, and a double attached garage. Owned by the same family for 20 years, this home has been well-loved and is ready for its next chapter. With solid bones and a functional design, it offers the perfect opportunity for those looking to add their personal touch and create a space that truly reflects their vision. This home has welcomed a new roof, siding, and garage door this year, so some of the big ticket items are taken care of. Whether you're an investor, renovator, or a buyer with a creative eye, this property is full of potential. Set on a 5,600+ sq ft lot with a walkout lower level, this home is ideally located close to parks, playgrounds, and extensive walking and biking paths. Riverbend is known for its family-friendly feel, with schools, shopping at Quarry Park, restaurants, and access to Carburn Park and the Bow River pathway system all nearby. Plus, you're just minutes from major routes like Glenmore and Deerfoot Trail â€" making commuting a breeze. A home with great bones, a spacious lot, and an unbeatable location â€" ready for your ideas to bring it to life.





#### Built in 1992

#### **Essential Information**

MLS® # A2235659 Price \$539,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,263 Acres 0.13 Year Built 1992

Type Residential
Sub-Type Detached
Style 3 Level Split

Status Active

# **Community Information**

Address 95 Riverstone Close Se

Subdivision Riverbend
City Calgary
County Calgary
Province Alberta
Postal Code T2C 4B8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Paved

# of Garages 2

## Interior

Interior Features High Ceilings, No Smoking Home, Storage

Appliances Dishwasher, Dryer, Electric Oven, Garage Control(s), Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Partial, Partially Fin

**Exterior** 

Exterior Features Balcony

Lot Description Back Yard, Backs on to Park

Behind, Pie Shaped Lot, Priv

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

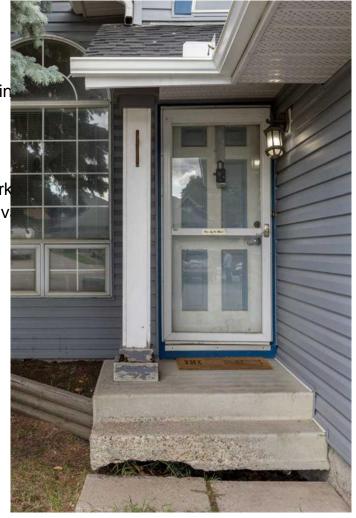
**Additional Information** 

Date Listed July 3rd, 2025

Zoning R-CG

**Listing Details** 

Listing Office eXp Realty



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