

979 Riverbend Drive SE
Calgary, Alberta

MLS # A2221201



\$549,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,129 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Insulated, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Vinyl Windows		

Inclusions: All window coverings, storage shed, vacuum system with attachments in "As-Is" condition

CHARMING + UPDATED "STARTER HOME" | Welcome to this inviting and affordable 3-bedroom, 1.5 bathroom home located in a friendly and well-established Riverbend—ideal for first-time buyers or young families looking for great value and convenience. The classic layout offers a spacious and bright living/dining and renovated kitchen —all designed for everyday comfort and easy entertaining. Upstairs, you'll find three well-sized bedrooms and a full bathroom providing ample space for growing families. The fully finished basement adds valuable living space—perfect for a playroom, home office, or media room—while the fully fenced backyard is great for enjoying the upcoming summer. With sunny west exposure, you will love the low-maintenance yard, concrete patio and wood deck. Enjoy the convenience of a double oversized garage offering plenty of room for parking, storage, or even a small workshop. Located near transit, K-9 schools, shopping, parks, and all essential amenities, this home offers unbeatable value in a prime location. Don't miss this opportunity to own a move-in-ready home that checks all the boxes for convenient, affordable family living.