

# \$549,900 - 47 Riverbend Gate Se, Calgary

MLS® #A2209497

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.10 Acres

Riverbend, Calgary, Alberta

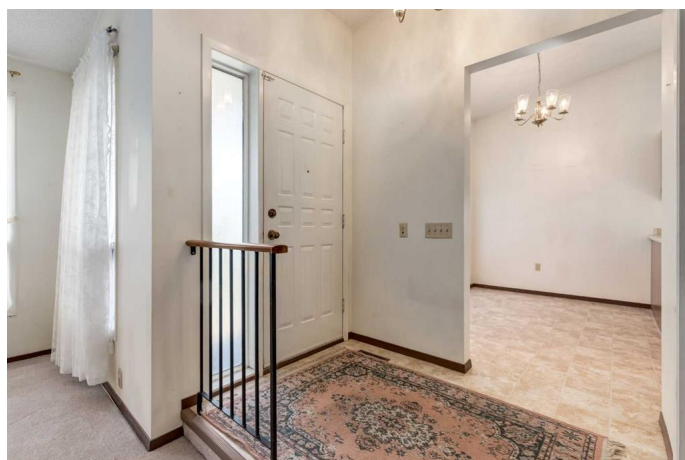
This spacious 4-level split offers over 2,400 sq ft of developed living space, providing plenty of room for the whole family. The main level features vaulted ceilings throughout, a bright front living room and dining area and kitchen with eating area and pantry. Upstairs, the primary bedroom is spacious and has double closets and an ensuite with shower. Two additional bedrooms, both with good-sized closets and a full bathroom complete this level. The third level is large and inviting, featuring a separate door with walk-up access to the backyard, big windows and a cozy gas fireplace with a classic brick surround. This level also includes the laundry and a 3rd full bathroom. The fourth level includes a fourth bedroom, a large flex room, and plenty of storage. The furnace and roof were updated in 2015. Outside enjoy the sunny south-facing backyard, a newer deck, and a double detached garage with access from a paved back alley. This great family home is located close to playgrounds, elementary schools and just a short walk to Carburn Park and it also offers easy access to transit and nearby amenities. Donâ€™t miss out on this opportunity to make this home yours!

Built in 1981

## Essential Information

MLS® #                   A2209497

Price                     \$549,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,262
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	47 Riverbend Gate Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3J6

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	High Ceilings, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Brick Facing, Raised Hearth
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle

Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	9
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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