

71 Riverbend Drive SE
Calgary, Alberta

MLS # A2176817



\$400,000

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	920 sq.ft.	Age:	1983 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Opportunity is knocking! This great 2+1 bedroom, 2 bathroom home is looking for the right person to return it to its former glory. This 4 level split is located in a great neighbourhood within walking distance to schools, shopping and Carburn Park. The main floor has a cosy living room and large eat in kitchen with a window overlooking the backyard. Upstairs you'll find 2 spacious bedrooms and a full bath. The lower level has an additional bedroom and bathroom plus a family room while the basement level has the laundry and tons of space for storage or future development. This home certainly does require work, but at this price point is perfect for someone who can renovate it to make it their own or flip it for a profit. Give your favourite agent a call to view!