

**35 Riverbend Drive SE**  
**Calgary, Alberta**

**MLS # A2184854**



**\$599,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to 35 Riverbend Drive! Welcome to 35 Riverbend Drive! This delightful home offers a warm and inviting atmosphere, starting with a bright, east-facing living room featuring a charming bay window. The cozy dining area, along with a convenient 2-piece bath, creates a perfect space for entertaining. For those who love to cook, the updated kitchen boasts stunning granite countertops and plenty of prep space. The spacious master bedroom includes a generous walk-in closet for all your storage needs. Two additional bedrooms offer flexibility for children, guests, or a home office. The partially finished basement is a highlight, with a large recreation room ideal for relaxation or play, as well as extra storage beside the utility area. Ideally located near public and Catholic schools, this home provides easy access to major routes such as Glenmore, Stoney, and Deerfoot Trails, ensuring a smooth commute. Nearby shopping, dining, and beautiful parks like Carburn Park, Sue Higgins, and Fish Creek offer plenty of recreational opportunities just minutes away. Don't miss the perfect blend of comfort and convenience &ndash; schedule your viewing today!