

**246 Rivergreen Place SE**  
**Calgary, Alberta**

**MLS # A2195241**



**\$629,900**

|                  |                                                                       |               |                   |
|------------------|-----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Riverbend                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                     |               |                   |
| <b>Style:</b>    | 2 Storey                                                              |               |                   |
| <b>Size:</b>     | 1,585 sq.ft.                                                          | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 3                                                                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                             |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac                                                 |               |                   |

|                    |                                                                            |                   |      |
|--------------------|----------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                                                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished                                                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Mixed, Stucco, Wood Frame                                        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, High Ceilings, Jetted Tub, Recessed Lighting, Wood Windows |                   |      |

**Inclusions:** Newer water tank in basement not connected.

Welcome to 246 Rivergreen Place SE, a charming family home nestled in a quiet cul-de-sac in the heart of Calgary's vibrant Riverbend community. This inviting 3-bedroom, 2.5-bathroom residence offers the perfect blend of comfort and convenience, just steps from top-rated public and Catholic elementary schools and a leisurely 5-minute stroll to the scenic Carburn Park. Step inside to discover a bright and airy layout, highlighted by vaulted ceilings in the spacious living and dining rooms, creating an open and welcoming atmosphere. The well-appointed kitchen features a cozy eating area, ideal for casual meals, while the lower-level family room boasts elegant oak built-ins and a warm wood-burning fireplace—perfect for cozy evenings at home. The upper level includes a serene master suite with a private 3-piece ensuite, a 4-piece family bathroom, and two additional bedrooms. Convenience is key with a main-floor laundry room and a 2-piece bathroom. Outside, the front-drive double attached garage provides ample parking and storage. This home is a rare find in a sought-after location, offering easy access to nature, schools, and all the amenities Riverbend has to offer. Don't miss your chance to make 246 Rivergreen Place SE your forever home!