



**GRASSROOTS**  
REALTY GROUP

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**908 Riverbend Drive SE**  
**Calgary, Alberta**

**MLS # A2233034**



**\$588,888**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Vinyl Windows		

<b>Inclusions:</b>	Garden shed
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Welcome to this fully renovated move-in ready home in the very centrally located neighborhood of Riverbend! It has a very bright open concept main floor, where you can cozy up by the modern fireplace with family and friends and enjoy intimate gatherings or fascinating movie nights. Upstairs you will find 2 bedrooms and a full bath. On the lower level there are 2 bedrooms and an ensuite bathroom. The basement offers a generous rec room that can be used as gym, games room, or media space, and it comes with a dry bar and 2-piece bathroom. This beautiful home is located close to shopping, transportation, schools and parks, as well as major roads (Deerfoot Trail and Glenmore Trail). You are minutes away and can greatly enjoy walking, biking or skateboarding on the Bow river pathways. Come and see for yourself!