



**GRASSROOTS**  
REALTY GROUP

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**637 Riverbend Drive SE**  
**Calgary, Alberta**

**MLS # A2251031**



**\$549,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,410 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Hot Water, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Negotiable

For more information, please click the "More Information" button. Welcome to 637 Riverbend Drive SE—an incredible opportunity to own a large, detached 2-story home on a sprawling nearly 4600 sq ft lot, all in a prime location. This 3+2 bedroom, 4-bathroom home is priced for value and awaits your personal touch to unlock its full potential. The functional layout provides almost 2000 sq ft of living space including the fully developed basement, ready for your vision and modern updates. The huge, sunny backyard with back alley access is a blank slate for landscaping, play, or entertainment. The attached garage and driveway provide ample parking. Nestled next to a large park, you're just minutes from Glenmore Trail, Deerfoot Trail, top schools, and all your shopping needs. This is a prime chance to build instant equity in one of Calgary's most desirable communities. Bring your ideas and transform this canvas into your dream home!