



**GRASSROOTS**  
REALTY GROUP

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**15 Riverbirch Place SE**  
**Calgary, Alberta**

**MLS # A2256126**



**\$540,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac		

<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>	Separate/Exterior Entry, Finished, Full	<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>	No Smoking Home, See Remarks		

**Inclusions:** N/A

Beautifully updated and well-maintained bi-level home tucked away on a quiet cul-de-sac in Riverbend, just steps from a park/playground. Bright and welcoming with a ceramic tile entry, large bay window with custom wood paneling, and hardwood floors in the living room. The renovated kitchen features maple cabinetry, stone countertops, stainless steel appliances, and a new tile backsplash (2025), with a cozy eating nook and built-in storage. The main floor also offers a fully renovated 4-piece bath with tiled shower and two bedrooms with brand new flooring and trim (2025). The lower level is fully developed with a spacious family/games area, large third bedroom with 6' x 6' walk-in closet, three-piece bath, and full laundry room. Numerous recent upgrades add peace of mind and value: basement flooring and trim (2021), hot water tank (2022), new roof on both house and garage with Class 4 hail-resistant shingles (2023), new siding (2023), covered patio areas (2024), and more. Nearly all windows are upgraded to triple pane, providing excellent efficiency and natural light. Outdoor living is a treat with yard space to play or entertain, plus both covered and open patio areas. The oversized double garage (22' x 24') and paved laneway add convenience and functionality. Fantastic Riverbend location close to shopping, transit, and schools. Move-in ready with modern updates throughout!