



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**71 Riverbend Drive SE**  
**Calgary, Alberta**

**MLS # A2259991**



**\$499,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	959 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaping		

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

**Inclusions:** Call seller directly

Click brochure link for more details. This fully renovated 4-level split home offers 3 bedrooms, 2 bathrooms, and nearly 1,400 sq. ft. of living space on a huge lot—perfect for a backyard guest suite and/or a triple car garage (after permit approval)! South-facing and flooded with natural light, this home is ideally located in a sought-after neighbourhood, within walking distance to schools, shopping, and Carburn Park. The main floor features a cozy living room and a spacious kitchen with a window overlooking the backyard. Upstairs, you’ll find 2 generous bedrooms and a full bathroom. The lower level offers a third bedroom, a second bathroom, and a family room, while the basement provides laundry and plenty of space for storage or potential future development. Updates in 2025 include luxury vinyl plank flooring (LVP) throughout all levels, a brand-new kitchen, bathrooms, appliances, light fixtures, and a new roof! The house has been painted inside and outside. Copper pipes and a 100 AMP electrical service. Large fenced backyard with a shed and a lot of extra space for parking or/and potential future development.