



**123 Riverwood Circle SE  
Calgary, Alberta**

**MLS # A2273955**



**\$635,000**

<b>Division:</b>	Riverbend	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	1,514 sq.ft.	<b>Age:</b> 1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Attached	
<b>Lot Size:</b>	0.10 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn	

<b>Heating:</b>	Exhaust Fan	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		
<b>Inclusions:</b>	TV Mount in Living Room		

\*OPEN HOUSE - Saturday January 10, 12pm - 2pm\* Welcome to Riverbend! One of Calgary's most family friendly communities with easy access to local schools, green spaces, and all the amenities of Quarry Park. This fully finished two story offers 3 bedrooms upstairs, including a primary suite complete with an oversized tile-and-glass shower. Two additional bedrooms and a full main bath round out the upper level. The main floor features a front flex/dining room and an open layout through the kitchen and living area. The kitchen is finished with granite counters, upgraded appliances, and a bright eating nook. The living room includes a cozy wood-burning fireplace, and the convenience of main floor laundry is a bonus. The lower level extends your living space with a large family room, dry bar with bar fridge, a gas fireplace, and a full bathroom with shower. Additional highlights: central A/C, a low-maintenance deck, and a fantastic location on a quiet circle backing directly onto a park. A great home in a great community, move-in ready and well cared for.