



**GRASSROOTS**  
REALTY GROUP

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**176 Riverbirch Road SE**  
**Calgary, Alberta**

**MLS # A2277413**



**\$475,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

A rare opportunity to own a 4 bedroom home in the SE for under 500k! This adorable 3 level split home is located in the SE community of Riverbend. It is the perfect home for new families, those downsizing or even a great rental opportunity! This "Parkdale" home has been lovingly cared for by one owner since it was built in 1988 by Morrison Homes. When you walk through the front door, you are greeted by a bright foyer and family room with wood burning fire place. Head up a few short stairs, you find the well sized dining room and entry to the kitchen. Overlooking the back yard, the kitchen is bright and functional with lots of cupboards and room for a casual dining table. Head out to your sunny south facing deck for a morning cup of coffee or watch the kids play in the fully fenced backyard. Heading back down the hall, you will find three bedrooms and a 4 piece bathroom. The primary bedroom features two separate his and hers closets. Down into the partially finished basement you will find a fourth bedroom and 3 piece bathroom. The remaining large space is ready for your creative flair, with enough space for a family room, workout space or even keep as is for storage. The back yard also allows for enough space if you choose to build a small parking space or garage. At this price, in the wonderful family friendly community of Riverbend, this home is a true gem and is sure to go quickly! Don't miss out and contact your realtor today to view!