



**184 Riverbend Drive SE  
Calgary, Alberta**

**MLS # A2282268**



**\$675,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Riverbend  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,851 sq.ft.   | <b>Age:</b>   | 1989 (37 yrs old) |
| <b>Beds:</b>     | 6  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Garden, Landscaped, Lawn, Level, Low Maintenance |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s), Wet Bar |                   |      |
| <b>Inclusions:</b> | AC Unit  |                   |      |

This fully finished 2-storey family home offers an impressive 2,885 sq ft of developed living space, thoughtfully designed for both everyday comfort and long-term durability. Ideally located directly across from a park and just minutes from the Bow River and its extensive pathway system, this home combines a spacious, functional layout with a truly desirable setting. The ideal main floor features an open-concept design enhanced by vaulted ceilings, creating a bright and welcoming sense of volume. A large front living room with bay window flows seamlessly into the formal dining area, perfect for hosting. The spacious kitchen includes an inviting bay-window breakfast nook with direct access to the patio, while the adjacent family room is anchored by a classic wood-burning fireplace, offering a cozy gathering space. Completing the main level is a private bedroom, 2-piece powder room, and convenient laundry. Upstairs offers new carpeting throughout, a generously sized primary suite with a beautifully remodeled 4-piece ensuite, two additional bedrooms, and a full bathroom an ideal layout for growing families. The fully finished basement provides exceptional versatility, well suited for multigenerational living or extended family use. It includes two newer egress windows, a fifth bedroom with a 3-piece ensuite, an additional bedroom or office, and a large recreation room perfect for movie nights, games, or a home gym. Beyond the floor plan, the home is supported by numerous valuable mechanical and exterior upgrades, including a Lennox furnace (2018), hot water tank (2023), central air conditioning (2018), class 4 impact resistant roof shingles (2023), central vacuum system (2025), and triple-pane windows throughout the main and upper levels for enhanced efficiency and comfort. Outside, enjoy a front-attached double garage and a private,

fenced southwest-facing backyard featuring mature landscaping, fruit bushes, and a dedicated dog run, ideal for relaxation and play. Just steps from Carburn Park, Riverbend School (K to 6), transit, and close proximity to Riverbend Shopping Centre, this home truly offers a rare blend of space, quality construction, thoughtful upgrades, and an outstanding park-side location. Call today to view!