



**35 Riverbirch Road SE**  
**Calgary, Alberta**

**MLS # A2291624**



**\$514,500**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Vinyl Windows		

**Inclusions:** N/A

This is your chance to own one of the best values for a detached home in Riverbend! Located in this well-established and family-friendly community, this two-storey home offers a fantastic opportunity for first-time buyers, investors, or anyone looking to get into the neighbourhood and add their own personal touch over time. The home features three bedrooms, 2.5 bathrooms, and a developed basement, offering plenty of functional space for everyday living. Some of the windows have already been replaced, the roof is newer, and the home also features a new furnace, giving buyers several important updates already taken care of. The oversized garage is one of the standout features, perfect for Calgary winters, extra storage, or a workspace for hobbies and projects. You'll also appreciate the location. Schools, parks, and nearby shops are all within walking distance, making day-to-day life easy and convenient. With solid bones, a great layout, and tons of potential, this is a rare opportunity to get into Riverbend at an incredible value. Book your showing before this home is sold!