



**39 River Rock Circle SE
Calgary, Alberta**

MLS # A2293479



\$545,000

Division:	Riverbend		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,042 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Lawn, Rectangula		

Heating:	Central	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Screen door, shoe cabinet		

Located on a quiet street in Riverbend, this bright, move-in-ready home offers over 2,000 sq. ft. of developed living space. The home is noticeably brighter than your average home, with vaulted ceilings and large windows that make the home feel airy and vibrant. The home was recently finished in luxury vinyl plank flooring throughout (2026), with new beautiful and waterproof tile flooring at the entry (2026). The main floor features 3 bedrooms, a newly remodeled full bath (2022), and a spacious kitchen with stainless steel appliances including a new refrigerator, range and dishwasher (2021), a new range hood (2026), and new lighting (2026). The primary bedroom includes a walk-in closet, fresh paint (2021), and a full height bay window. The two other well-sized bedrooms have great closet space. The finished lower level has a separate entrance, a fourth bedroom, a second full bath, and a cozy fireplace. This level also includes a bright flex room/playroom with a window and impressive storage space, and new washer dryer in the utility room (2021). Outside, the sunny southeast-facing backyard is low-maintenance featuring new synthetic grass, patio stones and a deck with pergola with canvas overlay (2023) for enjoying long summer days. The property includes an extra-tall double detached garage, great for additional storage, and is backing a paved lane, meaning less dust and mud-free throughout the year. You’ll also benefit from street parking at the front which, being on a quiet residential street, is never crowded. This adorable home offers extensive access to the city’s Bow River pathway system, providing residents with scenic, multi-use trails that connect to the broader regional network. With some of the best access to both Deerfoot and Glenmore, you’ll find living in Riverbend not only saves you time but makes you feel quickly at home

in this quiet and established family community.