



**28 Riverbirch Place SE
Calgary, Alberta**

MLS # A2299761



\$562,000

Division:	Riverbend		
Type:	Residential/House		
Style:	Bungalow		
Size:	979 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape, Rectangul		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: Basement- Refrigerator, Dishwasher, Electric Range, Microwave Hood Range, Washer/Dryer, Front Door Bell Camera, Hot Tub- Sold "As Is", Work Table in the Garage

CONVENIENTLY LOCATED | VERY WELL MAINTAINED | ILLEGAL BASEMENT SUITE W/ RENOVATED KITCHEN | OVERSIZED DOUBLE GARAGE + OVERSIZED DOOR | CUL-DE-SAC + MORE! This is your chance to get into the Detached market! Whether you are a First Time Home Buyer, a Young Professional, an Investor, a Small Family or a Lone Wolf, this property can enhance your lifestyle in many ways. The home is Exceptionally Clean & has been Very Well Maintained. The Location is ideal, situated in a Cul-De-Sac just steps from a Park/Green Space, close to the Bow River & Walking Paths, across 18th from Riverbend's shopping plaza & with easy access to Glenmore Trail. The main floor offers an open, inviting layout filled with an assortment of natural light. Hardwood flooring adds character & tastefully dresses the main floor from the living room, into the bright kitchen W/ white cabinetry & continues through to the bedrooms. The flexible layout can suit a variety of lifestyles & needs- make it your own! The back entry provides convenient access to the backyard, basement & main floor. Downstairs, you will find an illegal suite W/ a fully open & tastefully renovated kitchen. Large basement windows create an array of natural light, making the area feel bright & welcoming. The backyard features a great patio area W/ a hot tub + additional storage. The oversized double garage W/ an oversized door is a standout feature, perfect for those wanting a workshop or extra space. Come see & appreciate all this home has to offer in person before it's too late!