



**48 Riverbend Gate SE  
Calgary, Alberta**

**MLS # A2143001**



**\$675,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,227 sq.ft.	<b>Age:</b>	1984 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1s
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Quartz Counters, Separate Entrance, Steam Room		

**Inclusions:** additional dishwasher, stove, refrigerator, washer/dryer

DO NOT MISS THIS OPPORTUNITY!! This beautifully finished 4-level split is ONE OF A KIND&hellip;..or should we say TWO? LEGALLY SUITED UP/DOWN DUPLEX with 2 Municipal Addresses (48 & 46 Riverbend Gate SE)&hellip;..Live in one unit while the other is the mortgage helper we all want!! More than 2200 sq ft of developed space! The lower unit is 1000 sq ft of exquisitely renovated space. The stunning kitchen features a large island with seating, stainless steel appliances, quartz countertops, and a walk-in pantry. A fireplace is the focal point of the dining area, and a spacious living room completes the area. A few steps away, you find the primary bedroom with a SIX PC luxurious en-suite with a steam shower. The upper unit boasts 3 bedrooms and 2 full bathrooms. The kitchen has granite countertops and a breakfast bar with a door to the side deck/BBQ. A large living/dining area with hardwood floors makes this home complete. Outside, the property features a beautiful seating area perfect for gathering with friends. This unique property offers versatility and potential income generation. Ideal for investors or homeowners looking to offset mortgage costs. Located in the desirable Riverbend neighborhood, close to schools, parks, and amenities, this duplex is a rare find. Schedule your showing today to explore the possibilities of owning this exceptional legal suite property in Riverbend!