



GRASSROOTS
REALTY GROUP

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163 Riverside Way SE
Calgary, Alberta

MLS # A2194668



\$619,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,623 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Laminate Counters, No Smoking Home, Storage		

Inclusions: TV Wall Mount, Shed, Garage Opener

Located in the family-oriented community of Riverbend, this well-maintained two-storey home sits on a quiet cul-de-sac, offering over 1,600 square feet of developed living space across two levels. Known for its convenient access to the Bow River, extensive pathway system, and an abundance of parks and green spaces, Riverbend provides a welcoming setting for families of all sizes. The main level features a spacious front entry with a built-in bench and updated vinyl plank flooring that flows throughout. A front living room connects to the formal dining area, creating a seamless layout ideal for hosting. Toward the back, the bright and functional kitchen opens to the family room and features stainless steel appliances, plenty of cabinetry and counter space, and a custom island with a folding breakfast table, soft-close drawers, hidden garbage bin, and added storage. Large windows allow natural light to flood the space, while a wood-burning fireplace in the family room adds warmth and character. French doors provide direct access to the backyard, and a convenient two-piece powder room completes the main floor. Upstairs, you'll find three bedrooms, including the generous primary retreat with a walk-in closet and a private four-piece ensuite. A second four-piece bathroom is conveniently located between the remaining bedrooms, accommodating both family and guests. The unfinished basement presents a blank canvas, ready for future development to suit your needs, and currently hosts the laundry and storage areas. Comfort is maintained year-round with central air conditioning, installed in 2023, offering a cool retreat during hot summer months. Outside, the fully fenced backyard features a large newly replaced deck (2021) and a wide lawn area perfect for kids, pets, or outdoor activities. A new shed (2024) adds convenient storage for garden tools or seasonal

gear. The front double attached garage ensures everyday functionality and additional storage. This home has seen numerous upgrades, including fresh paint and new vinyl plank flooring throughout, along with key improvements to the exterior—new roof, vinyl siding, and eavestroughs completed in 2024. Triple pane windows were installed in 2020, enhancing energy efficiency and comfort. Appliance updates include a new dishwasher (2024) and dryer (2023), giving buyers peace of mind in terms of long-term maintenance. Riverbend offers excellent accessibility, with walking and biking trails along the Bow River just steps away, and nearby access to Carburn Park and the Sue Higgins Off Leash Park. Riverbend Elementary School is only 1.5 km away, and several parks and playgrounds are scattered throughout the community. Quick access to Glenmore and Deerfoot Trails makes commuting simple, while the Shops of Riverbend, Deerfoot Meadows, Southcentre Mall and the Remington YMCA are all within a short drive. Check out the floor plans & 3D tour and book your showing today!