

# \$600,000 - 108 Riverwood Close Se, Calgary

MLS® #A2212815

## \$600,000

3 Bedroom, 4.00 Bathroom, 1,809 sqft  
Residential on 0.10 Acres

Riverbend, Calgary, Alberta

3 BEDROOMS | 3 1/2 BATHROOMS | 2-STOREY HOME | OVER 2,600 SQFT OF LIVING SPACE | DOUBLE ATTACHED GARAGE | FINISHED BASEMENT | PAVED BACK ALLEY | Welcome to this exceptional 2-storey home in the desirable neighbourhood of Riverbend, offering over 2,600 sqft of living space with 3 spacious bedrooms and 3 1/2 bathrooms. The main floor features a bright and welcoming family room with a cozy brick facing, wood-burning fireplace, perfect for relaxing or entertaining. The well-designed kitchen includes a large island, corner pantry, and a spacious dining area with access to the west-facing backyard. The main floor also includes a front room that can be used as a formal dining room or living room with a large front window and pass through to the living room, as well as a laundry room and powder room. As you make your way upstairs, you'll find a spacious master bedroom with a private retreat area, walk-in closet, and 4-piece ensuite with jetted tub. Two additional bedrooms, each with walk-in closets, share a 4-piece bathroom. An open den completes the upper level, offering additional flexible living space. The fully developed basement includes a recreation room, a 3-piece bathroom, and storage room, providing even more room for family activities. Outside, the landscaped backyard offers a covered deck and lower stone patio, perfect for outdoor living. The front yard features a charming veranda, adding to the curb appeal. Located on a quiet street,



with a double attached garage, this home is just minutes from Quarry Park, Carburn Park, and transportation options. With a fire hydrant across the street, backing onto a wide paved alley and within walking distance to two elementary schools, this home is perfectly positioned. Book your showing today!

Built in 1990

**Essential Information**

MLS® #	A2212815
Price	\$600,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,809
Acres	0.10
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	108 Riverwood Close Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3Z5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Jettied Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Skylight(s), Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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