

# \$644,000 - 22 Riverside Close Se, Calgary

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MLS® #A2232644

## \$644,000

4 Bedroom, 3.00 Bathroom, 1,735 sqft  
Residential on 0.11 Acres

Riverbend, Calgary, Alberta

Opportunity Knocks in Riverbend! This spacious 1,848 sqft two-storey home is brimming with potential and ready for your vision. Located on a quiet, family-friendly street, just steps from playgrounds, ball diamonds, schools, and walking paths along the Bow River and Carburn Park, the location alone makes this property a standout. Inside, youâ€™ll find a functional layout with 3 bedrooms upstairs and 2.5 bathrooms, offering plenty of space for a growing family. The home already benefits from newer windows and a recently replaced roof, giving you a solid starting point for your renovations. The undeveloped basement is a blank canvas awaiting your creativityâ€”think home gym, rec room, or extra bedrooms. A double attached garage adds convenience and extra storage for your vehicles and gear. The west-facing backyard is a private oasis, complete with mature trees, loads of natural sunlight, and endless possibilities for landscaping or outdoor entertaining. Whether you're a savvy investor or a homeowner looking to build equity through improvements, this is your chance to own in one of Calgaryâ€™s most desirable southeast communities. With quick access to Deerfoot Trail, Quarry Park, and all the amenities of Riverbend, the lifestyle here is hard to beat. Bring your ideas and make this home your own!

Built in 1989



## Essential Information

MLS® #	A2232644
Price	\$644,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,735
Acres	0.11
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	22 Riverside Close Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3L4

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Storage, Natural Woodwork
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn



Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	6
Zoning	R-CG

**Listing Details**

Listing Office	Charles
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