

\$499,000 - 71 Riverbend Drive Se, Calgary

MLS® #A2259991

\$499,000

3 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.10 Acres

Riverbend, Calgary, Alberta

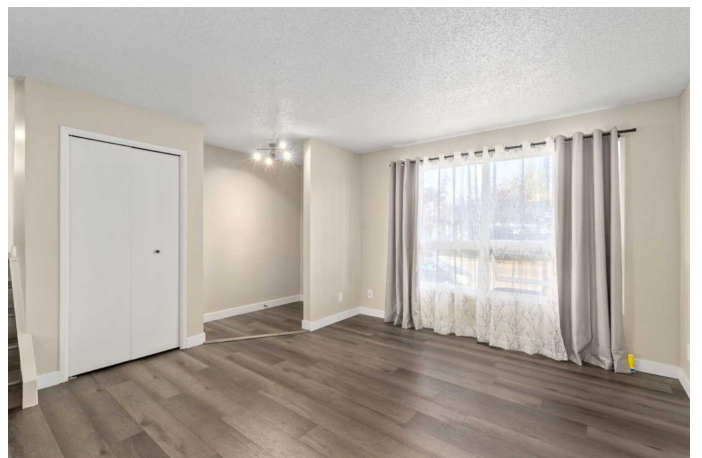
Click brochure link for more details. This fully renovated 4-level split home offers 3 bedrooms, 2 bathrooms, and nearly 1,400 sq. ft. of living space on a huge lot—perfect for a backyard guest suite and/or a triple car garage (after permit approval)! South-facing and flooded with natural light, this home is ideally located in a sought-after neighbourhood, within walking distance to schools, shopping, and Carburn Park.

The main floor features a cozy living room and a spacious kitchen with a window overlooking the backyard. Upstairs, you'll find 2 generous bedrooms and a full bathroom. The lower level offers a third bedroom, a second bathroom, and a family room, while the basement provides laundry and plenty of space for storage or potential future development.

Updates in 2025 include luxury vinyl plank flooring (LVP) throughout all levels, a brand-new kitchen, bathrooms, appliances, light fixtures, and a new roof! The house has been painted inside and outside. Copper pipes and a 100 AMP electrical service. Large fenced backyard with a shed and a lot of extra space for parking or/and potential future development.

Built in 1983

Essential Information



MLS® #	A2259991
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.10
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	71 Riverbend Drive Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3S5

Amenities

Parking Spaces	2
Parking	Oversized, Parking Pad

Interior

Interior Features	See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 26th, 2025
Days on Market 5
Zoning R-CG

Listing Details

Listing Office Honestdoor Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.