

# \$574,900 - 936 Riverbend Drive Se, Calgary

MLS® #A2200100

**\$574,900**

5 Bedroom, 2.00 Bathroom, 1,030 sqft  
Residential on 0.09 Acres

Riverbend, Calgary, Alberta

Welcome to this bright and spacious BUNGALOW with over 1900 sq. ft. of living area in sought-after Riverbend!

Well-maintained and move-in ready, this 5-bedroom, 2-bathroom property has had all the major updates completed, so you can focus on making it your own.

Recent upgrades include:

NEW ROOF (2020) on both the house and garage

NEW EAVESTROUGHS (2021)

NEW WINDOWS(2021)

Updated tile entryway (2019)

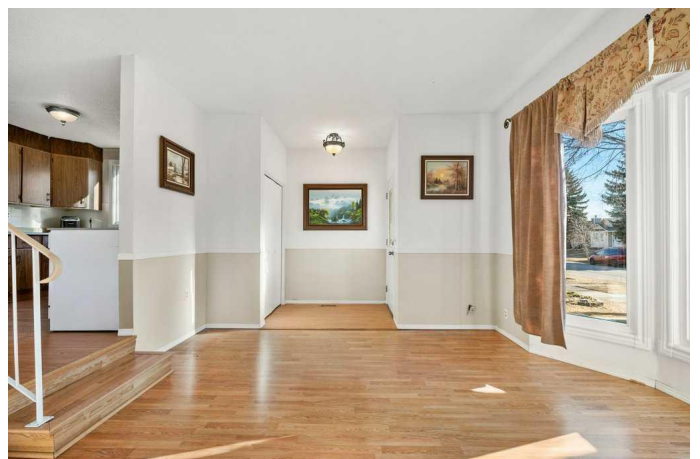
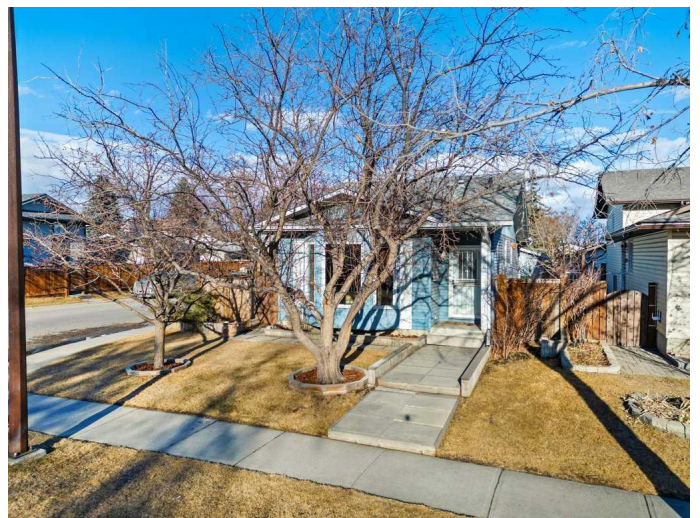
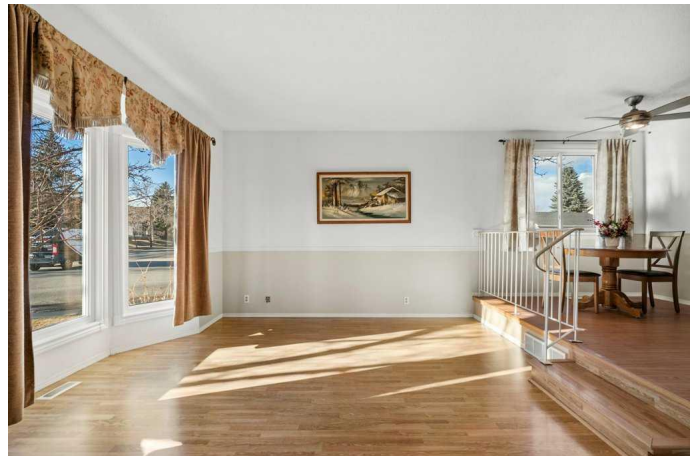
NEW HOT WATER TANK (2020)

NEW GARAGE DOOR AND DOOR OPENER (2023)

NO POLY B

The main floor is filled with natural light, featuring a spacious living room, a well-appointed kitchen with ample counter space, and a dining area perfect for family meals. The primary bedroom is generously sized, along with two additional bedrooms and a 4-piece bath.

The lower level offers a DEVELOPED ILLEGAL SUITE, complete with an open kitchen and living area, two bright bedrooms, a NEW WASHER/DRYER (2024), and a NEW FRIDGE & STOVE (2024)â€”ideal for extended family or additional income potential.



Step outside to enjoy your private, low-maintenance backyard, fully fenced and featuring a huge U-shaped deck, perfect for entertaining. The OVERSIZED DOUBLE detached garage (with a new insulated door and opener) provides plenty of storage and parking.

Fantastic location! Walk to schools, parks, shopping, restaurants, and transit. Enjoy nearby Carburn Park with picnic areas, canoeing, skating, and access to the Bow River's scenic pathways. Plus, Sue Higgins Off-Leash Dog Park is just minutes away. With quick access to major roadways, commuting and weekend getaways to the mountains are a breeze.

Don't miss out on this incredible opportunity—book your showing today!

Built in 1982

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2200100    |
| Price          | \$574,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,030       |
| Acres          | 0.09        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 936 Riverbend Drive Se |
| Subdivision | Riverbend              |
| City        | Calgary                |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2C3L9  |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | 220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door Opener |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Storage           |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Storage                                     |
| Lot Description   | Back Lane, Front Yard, Landscaped, Private, Treed, Corner Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Aluminum Siding   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 8                |
| Zoning         | R-CG             |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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