



35 Riverbirch Road Calgary Alberta

\$514,500

This is your chance to own one of the best values for a detached home in Riverbend! Located in this well-established and family-friendly community, this two-storey home offers a fantastic opportunity for first-time buyers, investors, or anyone looking to get into the neighbourhood and add their own personal touch over time. The home features three bedrooms, 2.5 bathrooms, and a developed basement, offering plenty of functional space for everyday living. Some of the windows have already been replaced, the roof is newer, and the home also features a new furnace, giving buyers several important updates already taken care of. The oversized garage is one of the standout features, perfect for Calgary winters, extra storage, or a workspace for hobbies and projects. You'll also appreciate the location. Schools, parks, and nearby shops are all within walking distance, making day-to-day life easy and convenient. With solid bones, a great layout, and tons of potential, this is a rare opportunity to get into Riverbend at an incredible value. Book your showing before this home is sold! (id:6769)

Recreational, Games room 15.42 Ft x 18.92 Ft
3pc Bathroom 6.75 Ft x 6.58 Ft
Furnace 15.33 Ft x 11.75 Ft
Living room 16.42 Ft x 16.17 Ft
Kitchen 7.83 Ft x 10.92 Ft
Dining room 8.58 Ft x 10.92 Ft

2pc Bathroom 9.42 Ft x 5.00 Ft
Bedroom 7.83 Ft x 12.83 Ft
Bedroom 8.17 Ft x 10.50 Ft
4pc Bathroom 7.83 Ft x 5.17 Ft
Primary Bedroom 12.75 Ft x 14.17 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Landan Real Estate

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca