



# 51 Riverbirch Place Calgary Alberta

\$599,999

Welcome to 51 Riverbirch Place SE! This exceptionally cared-for 4-level split offers over 2,300 sq ft of thoughtfully designed living space and is perfectly positioned at the end of a quiet cul-de-sac on an oversized 5,102 sq ft west-backing pie lot. Recently repainted throughout and meticulously maintained, this move-in-ready home combines space, comfort, and an unbeatable location. From the moment you walk in, you'll notice how spacious the home feels. Hardwood floors and vaulted ceilings create a bright, open atmosphere that flows from the front living room into the kitchen, which features updated stainless steel appliances, plenty of cabinet space, and a sunny breakfast nook. Adjacent to the living room, a formal dining area provides the ideal setting for hosting large family gatherings and holiday dinners. The upper level features three generously sized bedrooms, all finished with durable vinyl plank flooring. The 5-piece main bath offers dual sinks, a large soaker tub, a separate shower, and convenient cheater access to the primary bedroom. Just a few steps down, the bright lower-level family room is filled with natural light from expansive west-facing windows and offers direct access to the large back deck through patio doors -- seamlessly blending indoor and outdoor living. Finished with vinyl plank flooring and centred around a cozy wood-burning fireplace, this space is perfect for relaxing at the end of the day. This level also includes a fourth bedroom and an additional 4-piece bathroom, making it ideal for guests, teens, or extended family. With four bedrooms above grade, this home offers flexibility for growing families. The fully finished basement provides even more functional space and can easily serve as a games room, children's play area, home gym, or private office. This split-level also comes with a large crawl space that provides extra storage f...

Listing Presented By:



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Recreational, Games room 17.17 Ft x 17.83 Ft

Bedroom 12.33 Ft x 8.83 Ft

Family room 17.58 Ft x 20.50 Ft

4pc Bathroom 9.08 Ft x 9.33 Ft

Living room 17.67 Ft x 22.00 Ft

Kitchen 10.92 Ft x 9.67 Ft

Breakfast 11.33 Ft x 6.33 Ft

Primary Bedroom 12.33 Ft x 13.83 Ft

Bedroom 9.50 Ft x 10.00 Ft

Bedroom 9.67 Ft x 11.08 Ft

5pc Bathroom 11.08 Ft x 6.42 Ft