



## 52 Riverbirch Road Calgary Alberta

\$549,900

Welcome to your new home in wonderful Riverbend. With 3 BEDS and 2 BATHS this RENOVATED home is Move - In - Ready! Upon entry this FUNCTIONAL LAYOUT provides ample space for all of your families needs! The OPEN CONCEPT Main Floor has BRAND NEW Vinyl Plank Flooring, Dishwasher, Oven, Microwave, Refrigerator, Hood Fan, Lighting and Quartz Countertops that provide a flexible space. The main level 4-piece bath recently renovated with new walls, shower head and tub! This level has a light filled dining area, TV room and a nook for a home office, there is also a pantry built in that provides more than enough storage space for all your needs. Downstairs the updates continue with an UPDATED 3 PIECE BATH and WALK IN CLOSET. The two basement bedrooms are well lit with ample windows and are conveniently spaced between the family room providing more privacy. The all-important Mechanical room has been updated with a NEW FURNACE and HUMIDIFIER (2020) NEW HOT WATER TANK (2023). The laundry area has a handy sink and a NEW DRYER (2022). The ROOF was also REPLACED (2020), NEW GUTTERS (with leaf guards), NEW SIDING / NEW FLASHING and DOWNSPOUTS (2023). Your private yard has a patio area in the rear as well as the OVERSIZED SINGLE GARAGE that provides more storage and parking for those cool winter days! Call to book your private showing before this one is gone! (id:6769)

Family room 9.17 Ft x 15.33 Ft  
Bedroom 10.08 Ft x 12.67 Ft  
Furnace 7.33 Ft x 13.75 Ft  
Primary Bedroom 11.00 Ft x 14.17 Ft  
3pc Bathroom 5.50 Ft x 8.42 Ft  
Other 5.50 Ft x 7.33 Ft  
Other 6.25 Ft x 4.67 Ft

Living room 10.25 Ft x 12.75 Ft  
Kitchen 11.17 Ft x 14.58 Ft  
Dining room 9.67 Ft x 12.83 Ft  
Other 7.83 Ft x 8.75 Ft  
4pc Bathroom 6.83 Ft x 7.58 Ft  
Bedroom 10.67 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:  
2% Realty

<http://www.gavinconway.ca/>

**RE/MAX Realty Professionals**

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