



# 84 Riverside Way Calgary Alberta

\$639,800

Welcome to 84 Riverside Way SE, it is our pleasure to present this lovely and well-kept home in the heart of the sought-after Riverbend. This house is at a PREMIERE LOCATION, just STEPS from the BOW RIVER and CARBON PARK. In addition, the house BACKS ONTO A GREEN PARK for peaceful privacy. Upon entering you are greeted by NEW FLOORING (vinyl plank) and a spacious layout. This SUPER BRIGHT home has MANY WINDOWS allowing in an ABUNDANCE of NATURAL LIGHTS. Large living room joining the dining room with upgraded lightings. Large kitchen with STAINLESS STEEL APPLIANCES, beautiful white cabinets, tiled backsplash and a built-in breakfast nook. Family room with a CENTRE FIREPLACE and PATIO DOORS opening to the LARGE BACKYARD. Beautiful large deck and fences, GAZEBO (with curtains) is included for summer enjoyment. The backyard is an oasis, a peaceful place to have a summer BBQ sharing good laughs with family and friends. Put the curtains up on the gazebo and enjoy a refreshing cool fall evening. Grow some veggies in the low- maintenance gardens, or step out of the back gate and enjoy the GREEN PARK just outside the gate. Upper floor has 3 bedrooms, MASTER SUITE has a 4-piece ENSUITE BATH. Main 4-PC bath is spacious, ideal for a growing family. Lower floor is about 90% finished (it only needs flooring), providing a large recreational room, currently used as a HOME THEATRE (Projection TV is included) and tons of storage space. The basement is ideal for a Man's heaven or for a teenager. The possibilities are endless. NEW UPGRADES include: NEWER ROOF SHINGLES, NEW FURNACE. This homes has been lovingly cared for by longtime owners for almost 25 years. RIVERBEND is a mature and charming community. It is well-established, well laid-out, well cared-for and well-loved over the years. The recent development of Quarry Park has brought modern flavou...

4pc Bathroom 7.83 Ft x 5.08 Ft

4pc Bathroom 7.83 Ft x 7.42 Ft

Primary Bedroom 14.75 Ft x 11.83 Ft

Bedroom 8.83 Ft x 11.67 Ft

Bedroom 14.33 Ft x 11.67 Ft

Recreational, Games room 21.50 Ft x 16.67 Ft

Furnace 3.25 Ft x 5.42 Ft

2pc Bathroom 8.42 Ft x 3.00 Ft

Dining room 14.25 Ft x 10.42 Ft

Family room 11.58 Ft x 13.67 Ft

Other 4.33 Ft x 3.33 Ft

Kitchen 14.33 Ft x 13.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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

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

Storage 12.58 Ft x 9.83 Ft

Living room 14.33 Ft x 13.67 Ft

Storage 14.17 Ft x 11.17 Ft