



## 908 Riverbend Drive Calgary Alberta

\$499,900

This charming and very functional back split is perfect for those just starting out. The main floor features a spacious living and dining area, highlighted by a cozy stone-fronted wood burning fireplace and two bay windows that flood the space with natural light. The kitchen boasts dark cabinets, a tiled backsplash, and new easy-care flooring. Upstairs, you'll find generously sized bedrooms and an updated bathroom. The large family room on the lower level is ideal for an entertainment centre, with big windows providing ample light while maintaining a cozy atmosphere. This level also includes an additional bathroom. A few more steps down lead to an extra spacious recreation/Games room. The fenced backyard offers easy parking off the paved back lane and has plenty of space to accommodate both, your vehicle and an RV, making this home as practical as it is charming. All NEW Triple Pane Windows (2018) except 2 basement ones. Don't miss the opportunity to make this wonderful starter home yours! (id:6769)

Family room 18.83 Ft x 13.50 Ft

Recreational, Games room 14.58 Ft x 17.83 Ft

Laundry room 8.58 Ft x 6.50 Ft

Furnace 10.33 Ft x 6.58 Ft

3pc Bathroom Measurements not available

Living room 14.92 Ft x 12.58 Ft

Other 8.00 Ft x 8.00 Ft

Other 9.00 Ft x 48.92 Ft

Primary Bedroom 10.00 Ft x 12.08 Ft

Bedroom 8.42 Ft x 10.08 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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