

# \$619,900 - 163 Riverside Way Se, Calgary

MLS® #A2194668

**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,623 sqft

Residential on 0.10 Acres

Riverbend, Calgary, Alberta

Located in the family-oriented community of Riverbend, this well-maintained two-storey home sits on a quiet cul-de-sac, offering over 1,600 square feet of developed living space across two levels. Known for its convenient access to the Bow River, extensive pathway system, and an abundance of parks and green spaces, Riverbend provides a welcoming setting for families of all sizes. The main level features a spacious front entry with a built-in bench and updated vinyl plank flooring that flows throughout. A front living room connects to the formal dining area, creating a seamless layout ideal for hosting. Toward the back, the bright and functional kitchen opens to the family room and features stainless steel appliances, plenty of cabinetry and counter space, and a custom island with a folding breakfast table, soft-close drawers, hidden garbage bin, and added storage. Large windows allow natural light to flood the space, while a wood-burning fireplace in the family room adds warmth and character. French doors provide direct access to the backyard, and a convenient two-piece powder room completes the main floor. Upstairs, you'll find three bedrooms, including the generous primary retreat with a walk-in closet and a private four-piece ensuite. A second four-piece bathroom is conveniently located between the remaining bedrooms, accommodating both family and guests. The unfinished basement presents a blank canvas, ready for future development to suit your needs, and currently



hosts the laundry and storage areas. Comfort is maintained year-round with central air conditioning, installed in 2023, offering a cool retreat during hot summer months. Outside, the fully fenced backyard features a large newly replaced deck (2021) and a wide lawn area perfect for kids, pets, or outdoor activities. A new shed (2024) adds convenient storage for garden tools or seasonal gear. The front double attached garage ensures everyday functionality and additional storage. This home has seen numerous upgrades, including fresh paint and new vinyl plank flooring throughout, along with key improvements to the exteriorâ€”new roof, vinyl siding, and eavestroughs completed in 2024. Triple pane windows were installed in 2020, enhancing energy efficiency and comfort. Appliance updates include a new dishwasher (2024) and dryer (2023), giving buyers peace of mind in terms of long-term maintenance. Riverbend offers excellent accessibility, with walking and biking trails along the Bow River just steps away, and nearby access to Carburn Park and the Sue Higgins Off Leash Park. Riverbend Elementary School is only 1.5 km away, and several parks and playgrounds are scattered throughout the community. Quick access to Glenmore and Deerfoot Trails makes commuting simple, while the Shops of Riverbend, Deerfoot Meadows, Southcentre Mall and the Remington YMCA are all within a short drive. Check out the floor plans & 3D tour and book your showing today!

Built in 1989

**Essential Information**

MLS® #	A2194668
Price	\$619,900
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,623
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	163 Riverside Way Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3V9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, No Smoking Home, Storage, Bathroom Rough-in, Laminate Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
-------------------	------

Lot Description	Cul-De-Sac, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.