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

MLS® #A2194668

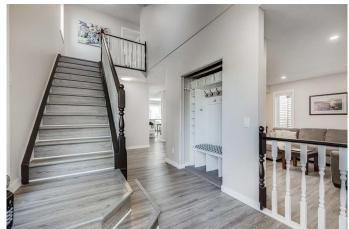
## \$619,900

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'II 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

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