

# \$549,000 - 637 Riverbend Drive Se, Calgary

MLS® #A2251031

**\$549,000**

5 Bedroom, 4.00 Bathroom, 1,410 sqft

Residential on 0.10 Acres

Riverbend, Calgary, Alberta

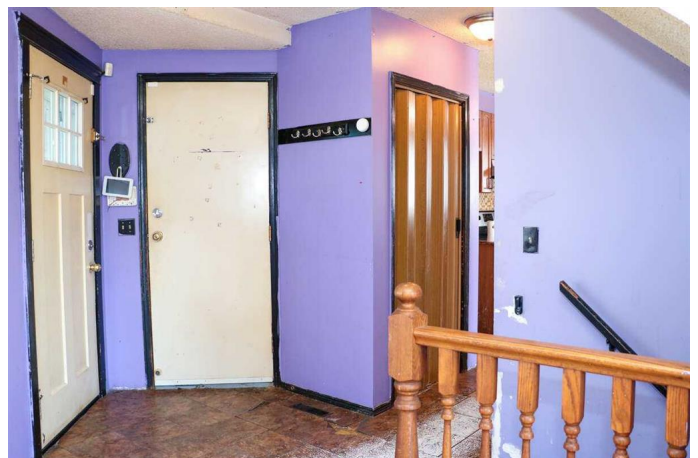
For more information, please click the "More Information" button.

Welcome to 637 Riverbend Drive SE—an incredible opportunity to own a large, detached 2-story home on a sprawling nearly 4600 sq ft lot, all in a prime location. This 3+2 bedroom, 4-bathroom home is priced for value and awaits your personal touch to unlock its full potential. The functional layout provides almost 2000 sq ft of living space including the fully developed basement, ready for your vision and modern updates. The huge, sunny backyard with back alley access is a blank slate for landscaping, play, or entertainment. The attached garage and driveway provide ample parking. Nestled next to a large park, you're just minutes from Glenmore Trail, Deerfoot Trail, top schools, and all your shopping needs. This is a prime chance to build instant equity in one of Calgary's most desirable communities. Bring your ideas and transform this canvas into your dream home!

Built in 1989

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2251031  |
| Price      | \$549,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,410       |
| Acres          | 0.10        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 637 Riverbend Drive Se |
| Subdivision | Riverbend              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 3Y2                |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Range Hood                                       |
| Heating           | Fireplace(s), Forced Air, Hot Water, Natural Gas                             |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Gas                                                                          |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Lighting, Private Yard                         |
| Lot Description   | Back Lane, Back Yard, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                |
| Construction      | Concrete, Stucco, Wood Frame                   |
| Foundation        | Poured Concrete                                |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 1                 |
| Zoning         | R-CG              |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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