

76 Riverside Way SE
Calgary, Alberta

MLS # A2288540



\$635,000

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,190 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Basement bar fridge, wine racks, gazebo with 2 sets of drapes		

Hello, Gorgeous! Located in the established community of Riverbend, this well-maintained 4-level split offers 3 bedrooms, 2.5 bathrooms, and 1,189.5 sq ft RMS above grade with over 2,043 sq ft of total finished living space. Situated on a private lot backing onto green space with direct access to the Bow River pathway system and just steps from Carburn Park, this property combines functional living with a desirable location. The main floor features a bright living and dining area and a custom kitchen complete with cherry hardwood cabinetry, granite countertops, hidden storage, and a 5-burner gas stove with electric dual oven. Upstairs, the primary bedroom includes built-in cabinetry, a walk-in California Closet, and a renovated ensuite with heated floors and walk-in shower. A second bedroom and updated main bathroom complete the upper level. The third level offers an oversized family room with a Napoleon gas fireplace, a third bedroom, and a convenient half bath with laundry. The fourth level includes a large recreation area with custom built-ins, a dedicated storage/wine-making room, and additional storage space. Major upgrades completed in 2024 include roof replacement, high-efficiency Lennox furnace, 50-gallon hot water tank, and full Poly-B remediation to PEX. The home also features central air conditioning, built-in vacuum system, composite decking with gas BBQ hookup, stamped concrete patio with gas line, vinyl fencing, and a double attached garage.