

43 Riverside Road SE
Calgary, Alberta

MLS # A2337536



\$664,000

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,202 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Level, Private, Tr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Window Coverings

Welcome to 43 Riverside Road SE, a fully finished 4-level split offering a versatile floor plan and plenty of room for everyday living in the established community of Riverbend. Featuring 3 bedrooms and 2.5 bathrooms, this well-designed home offers inviting spaces across four finished levels, with two skylights bringing additional natural light throughout. The main level makes a great first impression with vaulted ceilings and an open, welcoming feel. The kitchen features a generous island, stainless steel appliances, and plenty of workspace. Just off the kitchen, a beautiful deck provides the perfect spot to enjoy your morning coffee, dine outdoors, or simply relax. Upstairs, the spacious primary suite features a vaulted ceiling and its own private balcony, creating a peaceful retreat. A second bedroom and additional bathroom complete the upper level, providing a comfortable and practical layout. The third level offers a comfortable family room with a walkout directly to the backyard, creating an easy connection between the indoor and outdoor living spaces. The fully finished fourth level adds even more flexibility with a recreation room ideal for movie nights, a home gym, games area, playroom, or home office. Outside, the backyard includes a lovely greenhouse for those who enjoy gardening. Important updates include new siding and hail-resistant shingles in 2024, along with a new furnace in 2023, offering added value and peace of mind. The location is another highlight, with beautiful Carburn Park just down the street and easy access to the Bow River and its extensive network of walking and biking paths. Shopping, restaurants, services, and other everyday amenities are all nearby, while quick access to Deerfoot Trail makes getting around the city convenient. With its spacious multi-level layout, multiple outdoor living spaces, valuable recent updates, and

fantastic location close to parks and pathways, this Riverbend home offers a wonderful combination of space, comfort, and convenience