

# \$574,900 - 936 Riverbend Drive Se, Calgary

MLS® #A2200100

**\$574,900**

5 Bedroom, 2.00 Bathroom, 1,030 sqft  
Residential on 0.09 Acres

Riverbend, Calgary, Alberta

Welcome to this bright and spacious BUNGALOW with over 1900 sq. ft. of living area in sought-after Riverbend!

Well-maintained and move-in ready, this 5-bedroom, 2-bathroom property has had all the major updates completed, so you can focus on making it your own.

Recent upgrades include:

NEW ROOF (2020) on both the house and garage

NEW EAVESTROUGHS (2021)

NEW WINDOWS(2021)

Updated tile entryway (2019)

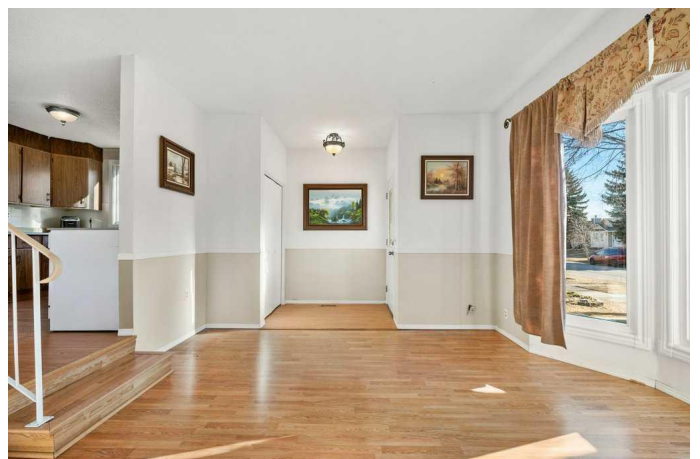
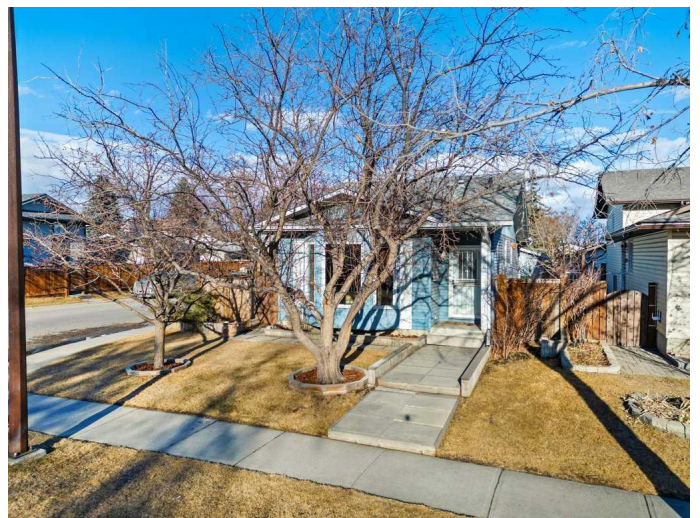
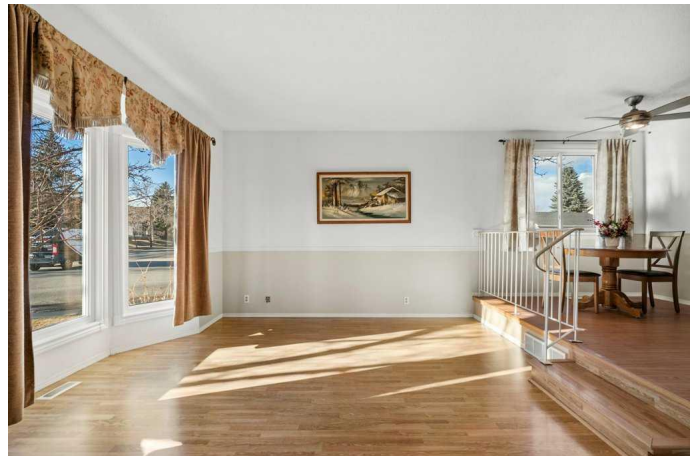
NEW HOT WATER TANK (2020)

NEW GARAGE DOOR AND DOOR OPENER (2023)

NO POLY B

The main floor is filled with natural light, featuring a spacious living room, a well-appointed kitchen with ample counter space, and a dining area perfect for family meals. The primary bedroom is generously sized, along with two additional bedrooms and a 4-piece bath.

The lower level offers a DEVELOPED ILLEGAL SUITE, complete with an open kitchen and living area, two bright bedrooms, a NEW WASHER/DRYER (2024), and a NEW FRIDGE & STOVE (2024)â€”ideal for extended family or additional income potential.



Step outside to enjoy your private, low-maintenance backyard, fully fenced and featuring a huge U-shaped deck, perfect for entertaining. The OVERSIZED DOUBLE detached garage (with a new insulated door and opener) provides plenty of storage and parking.

Fantastic location! Walk to schools, parks, shopping, restaurants, and transit. Enjoy nearby Carburn Park with picnic areas, canoeing, skating, and access to the Bow River's scenic pathways. Plus, Sue Higgins Off-Leash Dog Park is just minutes away. With quick access to major roadways, commuting and weekend getaways to the mountains are a breeze.

Don't miss out on this incredible opportunity! Book your showing today!

Built in 1982

### Essential Information

MLS® #	A2200100
Price	\$574,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.09
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	936 Riverbend Drive Se
Subdivision	Riverbend
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2C3L9

### **Amenities**

Parking Spaces	2
Parking	Additional Parking, Double Garage Detached, Garage Door Opener, 220 Volt Wiring
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Entrance, Storage
Lot Description	Back Lane, Corner Lot, Front Yard, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	14
Zoning	R-CG

### **Listing Details**

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.