

# \$644,000 - 22 Riverside Close Se, Calgary

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MLS® #A2232644

**\$644,000**

4 Bedroom, 3.00 Bathroom, 1,735 sqft  
Residential on 0.11 Acres

Riverbend, Calgary, Alberta

Opportunity Knocks in Riverbend! This spacious 1,848 sqft two-storey home is brimming with potential and ready for your vision. Located on a quiet, family-friendly street, just steps from playgrounds, ball diamonds, schools, and walking paths along the Bow River and Carburn Park, the location alone makes this property a standout. Inside, you'll find a functional layout with 3 bedrooms upstairs and 2.5 bathrooms, offering plenty of space for a growing family. The home already benefits from newer windows and a recently replaced roof, giving you a solid starting point for your renovations. The undeveloped basement is a blank canvas awaiting your creativity—think home gym, rec room, or extra bedrooms. A double attached garage adds convenience and extra storage for your vehicles and gear. The west-facing backyard is a private oasis, complete with mature trees, loads of natural sunlight, and endless possibilities for landscaping or outdoor entertaining. Whether you're a savvy investor or a homeowner looking to build equity through improvements, this is your chance to own in one of Calgary's most desirable southeast communities. With quick access to Deerfoot Trail, Quarry Park, and all the amenities of Riverbend, the lifestyle here is hard to beat. Bring your ideas and make this home your own!

Built in 1989



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232644    |
| Price          | \$644,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,735       |
| Acres          | 0.11        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 22 Riverside Close Se |
| Subdivision | Riverbend             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2C 3L4               |

## Amenities

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

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | Storage, Natural Woodwork |
| Appliances        | See Remarks               |
| Heating           | Forced Air                |
| Cooling           | None                      |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn |



|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt Shingle           |
| Construction | Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 45              |
| Zoning         | R-CG            |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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