# \$599,900 - 22 Riverside Close Se, Calgary

MLS® #A2262484

#### \$599,900

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'II 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 creativityâ€"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® # A2262484 Price \$599,900

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

Community 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

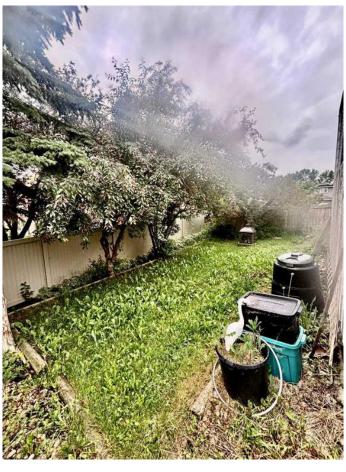
Has Basement Yes
Basement Full, Partially Finished

#### **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 October 6th, 2025

Days on Market 10

Zoning R-CG

## **Listing Details**

Listing Office Charles

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