207 Riverside Way SE

Calgary | Active | MLS® A2355480

$580,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1989**	**1,698 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

Welcome to Riverbend, where this beautifully maintained home has been lovingly cared for by its original owners for an incredible 37 years! Situated on an oversized lot and offering a functional layout with plenty of room to grow, this home combines comfortable family living with an impressive list of recent upgrades, allowing you to move in with confidence knowing many of the major expenses have already been taken care of. As you step inside, a spacious, fully vaulted living room immediately welcomes you, featuring soaring ceilings and large windows that allow natural light to pour into the space throughout the day. The adjoining dining area provides the perfect setting for family dinners, holiday gatherings, and entertaining friends. The kitchen is thoughtfully positioned between the dining room and the inviting rear family room, offering excellent countertop space, white appliances, and a charming bay window above the kitchen sink. This bright kitchen offers plenty of functionality and a welcoming atmosphere. Just beyond the kitchen, the cozy family room is the perfect place to gather at the end of the day. Centred around a fireplace. With direct access to the backyard, the transition between indoor and outdoor living is effortless, making this an ideal layout for entertaining during the warmer months. The oversized backyard offers an abundance of possibilities, with room to enjoy the existing lower deck, outdoor fireplace, and storage shed, while still leaving plenty of open space for children to play, pets to roam. Completing the main floor is a convenient two-piece bathroom and a dedicated laundry room. Heading upstairs, you'll find a well-designed bedroom level featuring two generously sized secondary bedrooms. The primary bedroom offers a comfortable private retreat, complete with dual his-and-hers closets providing excellent storage and organization. A full four-piece bathroom conveniently serves the upper level, making this an ideal arrangement for a growing family. The partially developed basement provides even more opportunity and flexibility. Already featuring an additional bedroom and a full three-piece bathroom, this level offers a great starting point for additional living space. There is still plenty of room to create a spacious recreation room, home gym, games area, or even another bedroom. One of the biggest advantages of this property is the extensive list of recent improvements. The poly-B plumbing has been professionally replaced, providing an important upgrade and added peace of mind. The home has also received a fresh professional paint job, new carpet throughout, along with newer shingles, a newer furnace, and a newer hot water tank. These major updates mean many significant maintenance items have already been addressed. Located in the established and family-friendly community of Riverbend, this property offers a fantastic combination of space, functionality, and long-term value. This is one you won't want to miss. Come on Buy!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355480
Bedrooms	4
Bathrooms	3
Year Built	1989
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,698 sq. ft.
Main Level Finished Area:	930 sq. ft.
Upper Level Finished Area:	768 sq. ft.
Acreage:	No
Lot Area:	4,779 sq. ft.
Lot Frontage:	10'4"
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1989 (Age: 37)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	8811219
Heating:	Forced Air
Basement:	Full, Partially Finished, Other

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southeast
Community:	Riverbend
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Inclusions:	None
Restrictions:	Utility Right Of Way
Main Floor	Living Room · 25'4" × 16'3" ·
Main Floor	Dining Room · 13'5" × 8'5" ·
Main Floor	Kitchen · 14' × 11' ·
Main Floor	Family Room · 14' × 13'5" ·

Main Floor	Laundry · 6'8" × 6'2" ·
Upper Level	Bedroom · 12'11" × 10'7" ·
Upper Level	Bedroom · 10'6" × 9'11" ·
Upper Level	Bedroom - Primary · 14'9" × 12'10" ·
Lower Level	Bedroom · 15'2" × 10'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)
Exterior Features:	Garden, Private Yard, Rain Gutters, Storage
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Few Trees, Front Yard, Irregular Lot, Landscaped, Level, No Back Lane, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-C1
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/207-riverside-way-se-calgary-a2355480/

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