

# \$575,000 - 33 River Rock Road Se, Calgary

MLS® #A2200844

## \$575,000

3 Bedroom, 3.00 Bathroom, 1,516 sqft  
Residential on 0.08 Acres

Riverbend, Calgary, Alberta

WONDERFUL home in the sought-after community of Riverbend!! This BRIGHT and SPACIOUS 2-storey, 3-bedroom house is located on a quiet street and offers an eat-in kitchen as well as a separate dining area. The main floor has a family room with a cozy FIREPLACE, soaring VAULTED ceilings, a formal living room, and a beautiful BAY window. A patio door from the kitchen nook leads to a large DECK and a fully fenced backyard.

On the second floor, there are 3 bedrooms and 2 ½ baths. The spacious primary bedroom features a large walk-in closet, a bay window, and a full ENSUITE. This home features a unique TALL, OVERSIZED DOUBLE GARAGE. The partially developed basement has plenty of storage, and there is a new roof (2024). It is located within walking distance of a YMCA fitness facility, public library, grocery stores, great schools, restaurants, transit, bike paths, and Carburn Park.

Incredible Value!

Built in 1993

## Essential Information

MLS® #	A2200844
Price	\$575,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,516
Acres	0.08
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	33 River Rock Road Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4H2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

### **Interior**

Interior Features	No Animal Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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