



**GRASSROOTS**  
REALTY GROUP

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**19 Riverbirch Road SE**  
**Calgary, Alberta**

**MLS # A2328647**



**\$569,900**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Riverbend                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bungalow                                                                   |               |                   |
| <b>Size:</b>     | 1,054 sq.ft.                                                               | <b>Age:</b>   | 1982 (44 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | 220 Volt Wiring, Double Garage Detached, Heated Garage, In Garage Electric |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space                         |               |                   |

|                    |                            |                   |      |
|--------------------|----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Open Floorplan             |                   |      |

**Inclusions:** N/A

Welcome to this beautifully updated bungalow in the heart of Riverbend, one of southeast Calgary's most sought-after family communities. Perfectly positioned beside a park and playground, this exceptional home offers the ideal blend of modern updates, functional living space, and an unbeatable location. From the moment you arrive, you'll appreciate the charming curb appeal and the peaceful setting that makes this property truly stand out. Inside, the bright open-concept main floor is filled with natural light and showcases stylish luxury vinyl plank flooring installed in 2024, fresh contemporary colours, and an inviting layout designed for everyday living and entertaining. The spacious living room flows seamlessly into the dining area, where large bay windows provide beautiful views of the adjacent greenspace and playground. The updated kitchen is both stylish and functional, featuring granite countertops, an abundance of cabinetry and workspace, stainless steel appliances, and plenty of room for family gatherings or hosting guests. The main level offers three generously sized bedrooms, including a spacious primary retreat with bay windows, along with an updated four-piece bathroom complete with a modern granite vanity. The fully developed lower level adds incredible versatility with its own separate side entrance, making it an excellent space for extended family, guests, or multi-generational living. Downstairs you'll find a large family room, a spacious fourth bedroom, a three-piece bathroom, a second kitchen, a dedicated laundry room with sink, and an abundance of storage throughout. Outside, the sunny south-facing backyard is truly a rare find, backing directly onto a park and playground with no neighbours behind, creating the perfect setting for children to play or for relaxing and entertaining outdoors. The heated double detached garage is

equally impressive, offering radiant heat, an upgraded electrical panel, and EV compatibility, making it ready for today's lifestyle while providing an ideal workspace year-round. This home has been thoughtfully maintained with numerous recent upgrades, including a new furnace, central air conditioning, and an oversized hot water tank installed in 2020, updated luxury vinyl plank flooring and baseboards completed in 2024, and new kitchen appliances installed in 2026, allowing you to move in with confidence and peace of mind. Located just steps from schools, parks, playgrounds, the Bow River pathway system, and the natural beauty of Carburn Park, this outstanding property also offers quick access to Quarry Park, shopping, restaurants, transit, Glenmore Trail, and Deerfoot Trail, making commuting and everyday errands exceptionally convenient. Combining modern updates, flexible living space, a premium park-side setting, and one of Riverbend's most desirable locations, this move-in ready home presents an exceptional opportunity for families looking to enjoy everything this wonderful community has to offer.