



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

260 Riverside Mews SE
Calgary, Alberta

MLS # A2343706



\$808,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,870 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Landscaped		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Chandelier, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows

Inclusions: Fire Pit, Freezer & Fridge in the basement, All Ceiling Lightening

Welcome to this beautifully updated home in sought-after Riverbend, tucked away on a quiet cul-de-sac just steps from Carburn Park. Offering over 2,800 sq.ft of living space, this warm and inviting property has been extensively renovated and carefully maintained over the years. The bright main floor features beautiful oak hardwood flooring, a spacious living room with soaring vaulted ceilings and family room with a cozy wood-burning fireplace, a large dining area, and a functional den - perfect for working from home. The open kitchen includes quartz countertops, an island, stainless steel LG Wi-Fi appliances, and a sunny breakfast nook is overlooking the private backyard with access to the large deck. Almost the entire home features modern stretch ceilings, adding a clean contemporary look while keeping the original ceilings above. Upstairs you'll find 3 spacious bedrooms with and 2 full bathrooms with heated floors, including a comfortable primary suite with walk-in closet and ensuite featuring spacious tiled walk-in shower. The fully finished basement offers a large recreation room with gas fireplace, a 4th bedroom, and an additional bathroom with heated floor as well - ideal for guests or growing families. This home has seen many important updates, including Poly-B replacement (2023), furnace motor replacement (2022), hot water tank and humidifier installation (2023), renovated bathrooms (2025), new toilets (2025), carpet (2024), interior doors, baseboards and casings (2025), partial window replacement (2023), and garage door replacement (2021). Roof shingles replaced in 2025. Additional features include hardwood, tile, laminate and carpet flooring, paintable wallpaper accents, ceilings plus included basement fridge, freezer, and backyard fire pit. The landscaped yard offers exceptional privacy with mature trees and flowering shrubs

including lilac, mountain ash, ornamental apple trees, and pine. Ideally located close to all amenities - shopping plazas, the community center, Riverbend Dog Park, athletic fields, and Schools, plus quick access to Glenmore Trail for an easy commute. A rare opportunity to own a move-in ready family home in one of Calgary SE’s most desirable communities.