

# \$599,900 - 84 Rivervalley Drive Se, Calgary

MLS® #A2246199

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,122 sqft

Residential on 0.08 Acres

Riverbend, Calgary, Alberta

**\*\*OPEN HOUSE SUN AUG 24 1-3PM\*\***

Welcome to 84 Rivervalley Drive – a lovingly updated bungalow tucked into the heart of Riverbend, offering a rare blend of charm, functionality, and flexibility. With a school, playground, and community centre just across the street and minutes from Carburn Park, this home is ideal for families – and with its separate-entry lower level, it also presents a fantastic opportunity for rental income or multi-generational living.

Inside, vaulted ceilings and large bay windows create a bright and airy feel, while the cozy wood-burning fireplace adds warmth and character to the spacious living room. The modernized kitchen features crisp cabinetry, quartz countertops, and stylish lighting, flowing seamlessly into the dining area for everyday meals and special gatherings alike.

The main floor offers three well-sized bedrooms and two full bathrooms, including a bright and peaceful primary suite with a bay window and private ensuite. Luxury vinyl plank flooring, new doors and fresh paint throughout make the home feel clean, welcoming, and move-in ready.

Downstairs, the fully finished lower level offers complete in-law quarters with a private side entrance, a spacious living area, large bedroom with walk-in closet, kitchenette, and a renovated 3-piece bath. Whether you're



housing extended family, or looking for investment opportunities, this space provides excellent rental and investment potential.

Step outside and enjoy the beautiful, low-maintenance landscaping. In the front, perennial gardens and a charming apple tree greet you with colour and life. In the back, a private, easy-care yard is perfect for relaxing or entertaining – and the new fence offers added peace of mind and privacy. The oversized double garage provides plenty of room for parking, storage, or even a home workshop.

Located within walking distance to Riverbend Centre, parks, pathways, and transit – and just minutes from Glenmore, Deerfoot, and Stoney Trail – this is a home that truly offers the best of both worlds: a warm, welcoming family home with long-term flexibility and income potential.

Come see why this sweet Riverbend cottage might be the perfect fit for your next chapter.

Built in 1982

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246199    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,122       |
| Acres          | 0.08        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 84 Rivervalley Drive Se |
| Subdivision | Riverbend               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2C 3K5                 |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Alley Access, Double Garage Detached, Oversized |
| # of Garages   | 2                                               |

## Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings                                                            |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                     |
| Cooling           | None                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                         |
| Fireplaces        | Brick Facing, Wood Burning                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                                            |

## Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                            |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, Private, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                                                 |
| Construction      | Aluminum Siding, Wood Frame                                                                                     |
| Foundation        | Poured Concrete                                                                                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 21               |
| Zoning         | R-CG             |

**Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

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