

\$639,900 - 45 River Rock Court Se, Calgary

MLS® #A2259972

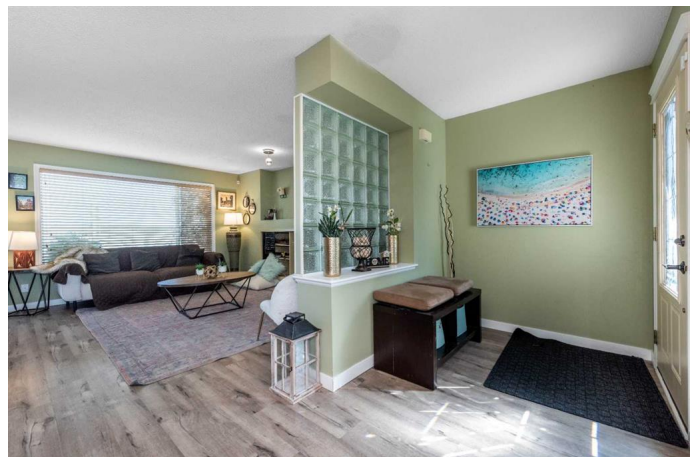
\$639,900

3 Bedroom, 3.00 Bathroom, 1,434 sqft

Residential on 0.08 Acres

Riverbend, Calgary, Alberta

LOCATION, CONVENIENCE, CAPACIOUSNESS; a blend of all you are looking for. Welcome to this stunning 3 bedroom home nestled on a quiet street with lots of street parking! This property boasts numerous upgrades - luxury vinyl plank, air conditioner, gas fireplace, BBQ gas line, double-tiered patio, gazebo on huge deck, maintenance free backyard, RV Parking, and much more. Homes features an insulated and drywalled double attached garage which is perfect for parking and storage. The kitchen is a culinary delight, featuring ample cabinet space and generously sized countertops, all of which make mealtime a breeze. On main floor, LVP flooring flows throughout the living room, half-bathroom, dining area, and kitchen, creating a seamless transition between spaces. The upstairs and stairs also has LVP flooring which makes it easy to maintain. Upstairs has primary bedroom with 4-pc ensuite; soaker tub and separate shower. Convenient upper floor laundry, two additional bedrooms and a 4-piece bathroom complete the upper floor. The basement is developed with a spacious rec/game room, bar area with sink and plenty of storage. The property offers an ENORMOUS BACKYARD. Imagine hosting summer barbecues and outdoor gatherings under the warm sun or starry night sky. Check out the 3D VIRTUAL OPEN HOUSE TOUR. Riverbend is located in the southeast quadrant of the city, the name of neighbourhood comes from its location near a bend in the Bow River.



The development of the community began in 1982. The community is conveniently located near some of Calgary's major roadways, including Glenmore Trail, Barlow Trail and Deerfoot Trail. Future Green Line LRT station is also planned for the neighbourhood. Residents have easy access to the city's pathway system and Bow River. Numerous green spaces in the community offer recreation opportunities. It has both public and catholic school. Don't miss out on this incredible opportunity to own a piece of paradise! Call your favourite Realtor to book a showing today!

Built in 1997

Essential Information

MLS® #	A2259972
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,434
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	45 River Rock Court Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4P3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, See Remarks
# of Garages	2

Interior

Interior Features	Central Vacuum, Pantry
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Other, Private Yard
Lot Description	Back Yard, Gazebo, Landscaped, Private, Rectangular Lot, Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	23
Zoning	R-CG

Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.