

# \$549,900 - 12 Rivervalley Drive Se, Calgary

MLS® #A2220420

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,161 sqft  
Residential on 0.07 Acres

Riverbend, Calgary, Alberta

Located in the community of Riverbend, this two-storey home offers both space and potential. The main floor features a bright layout with plenty of windows, a functional kitchen, living/dining area, main floor laundry and a convenient half bathroom. Upstairs, youâ€™ll find three bedrooms and a full bathroom.

The basement has a separate entrance and an illegal suite complete with its own kitchen, laundry, and living space â€“ perfect as a mortgage helper or for extended family. Outside, thereâ€™s a detached double garage with high ceilings which could accommodate a lift/hoist and a private yard.

This home is close to parks, shopping, schools, the community centre, and just a short walk to the river pathways. With some updates, it can be transformed into a fantastic family home or investment property.

Built in 1982

## Essential Information

MLS® #	A2220420
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,161
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	12 Rivervalley Drive Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C3K6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Electric Range, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed August 7th, 2025

Days on Market 9

Zoning R-CG

## **Listing Details**

Listing Office MaxWell Canyon Creek

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