

**12 Rivervalley Drive SE
Calgary, Alberta**

MLS # A2220420



\$549,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,161 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

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

Inclusions: N/A

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, you'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 — perfect as a mortgage helper or for extended family. Outside, there'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.