

**22 Riverside Close SE
Calgary, Alberta**

MLS # A2232644



\$644,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,735 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, Storage		

Inclusions: "AS- IS WHERE IS" See Schedule A

Opportunity Knocks in Riverbend! This spacious 1,848 sqft two-storey home is brimming with potential and ready for your vision. Located on a quiet, family-friendly street, just steps from playgrounds, ball diamonds, schools, and walking paths along the Bow River and Carburn Park, the location alone makes this property a standout. Inside, you'll find a functional layout with 3 bedrooms upstairs and 2.5 bathrooms, offering plenty of space for a growing family. The home already benefits from newer windows and a recently replaced roof, giving you a solid starting point for your renovations. The undeveloped basement is a blank canvas awaiting your creativity—think home gym, rec room, or extra bedrooms. A double attached garage adds convenience and extra storage for your vehicles and gear. The west-facing backyard is a private oasis, complete with mature trees, loads of natural sunlight, and endless possibilities for landscaping or outdoor entertaining. Whether you're a savvy investor or a homeowner looking to build equity through improvements, this is your chance to own in one of Calgary's most desirable southeast communities. With quick access to Deerfoot Trail, Quarry Park, and all the amenities of Riverbend, the lifestyle here is hard to beat. Bring your ideas and make this home your own!