

15 Riverbirch Place SE  
Calgary, Alberta

MLS # A2256126



\$540,000

Division:	Riverbend		
Type:	Residential/House		
Style:	Bi-Level		
Size:	880 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: No Smoking Home, See Remarks

Inclusions: N/A

Beautifully updated and well-maintained bi-level home tucked away on a quiet cul-de-sac in Riverbend, just steps from a park/playground. Bright and welcoming with a ceramic tile entry, large bay window with custom wood paneling, and hardwood floors in the living room. The renovated kitchen features maple cabinetry, stone countertops, stainless steel appliances, and a new tile backsplash (2025), with a cozy eating nook and built-in storage. The main floor also offers a fully renovated 4-piece bath with tiled shower and two bedrooms with brand new flooring and trim (2025). The lower level is fully developed with a spacious family/games area, large third bedroom with 6' x 6' walk-in closet, three-piece bath, and full laundry room. Numerous recent upgrades add peace of mind and value: basement flooring and trim (2021), hot water tank (2022), new roof on both house and garage with Class 4 hail-resistant shingles (2023), new siding (2023), covered patio areas (2024), and more. Nearly all windows are upgraded to triple pane, providing excellent efficiency and natural light. Outdoor living is a treat with yard space to play or entertain, plus both covered and open patio areas. The oversized double garage (22' x 24') and paved laneway add convenience and functionality. Fantastic Riverbend location close to shopping, transit, and schools. Move-in ready with modern updates throughout!