

# \$539,900 - 95 Riverstone Close Se, Calgary

MLS® #A2235659

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,263 sqft

Residential on 0.13 Acres

Riverbend, Calgary, Alberta

Welcome to 95 Riverstone Close SE, tucked into a quiet cul-de-sac in the heart of the sought-after Riverbend community. This rare pie-shaped lot backs onto green space with no neighbours behind, offering privacy and an expansive outdoor space. With over 2,100 sq ft of living space, this bright and airy 3-level split features soaring ceilings, large windows, and a layout that includes 3 bedrooms, 2.5 bathrooms, and a double attached garage. Owned by the same family for 20 years, this home has been well-loved and is ready for its next chapter. With solid bones and a functional design, it offers the perfect opportunity for those looking to add their personal touch and create a space that truly reflects their vision. This home has welcomed a new roof, siding, and garage door this year, so some of the big ticket items are taken care of. Whether you're an investor, renovator, or a buyer with a creative eye, this property is full of potential. Set on a 5,600+ sq ft lot with a walkout lower level, this home is ideally located close to parks, playgrounds, and extensive walking and biking paths. Riverbend is known for its family-friendly feel, with schools, shopping at Quarry Park, restaurants, and access to Carburn Park and the Bow River pathway system all nearby. Plus, you're just minutes from major routes like Glenmore and Deerfoot Trail – making commuting a breeze. A home with great bones, a spacious lot, and an unbeatable location – ready for your ideas to bring it to life.



Built in 1992

### Essential Information

MLS® #	A2235659
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,263
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	95 Riverstone Close Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4B8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Paved
# of Garages	2

### Interior

Interior Features	High Ceilings, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partially Finished, V

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park Behind, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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