

\$524,900 - 12 Rivervalley Drive Se, Calgary

MLS® #A2220420

\$524,900

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, 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.

Built in 1982

Essential Information

MLS® #	A2220420
Price	\$524,900
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, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
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	29
Zoning	R-CG

Listing Details

Listing Office	MaxWell Canyon Creek
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