

# \$759,000 - 180 Riverbrook Way Se, Calgary

MLS® #A2233306

**\$759,000**

6 Bedroom, 3.00 Bathroom, 2,059 sqft

Residential on 0.12 Acres

Riverbend, Calgary, Alberta

Welcome to this beautifully cared-for home in the heart of Riverbend, offering the perfect blend of comfort, location, and lifestyle. Backing directly onto green space with a scenic bike path and just a short stroll to Carburn Park, youâ€™ll enjoy fishing in the summer and skating in the winter â€“ outdoor living at its finest!

Step inside to discover a spacious and functional floorplan with vaulted ceilings and hardwood flooring throughout the main and upper levels. The large living and dining rooms feature charming wood paneling, ideal for entertaining or relaxing in timeless style. The kitchen is equipped with stainless steel appliances, a convenient serving bar, and a sunny dining nook with views of the backyard. Upstairs, the primary bedroom offers a private 4-piece ensuite and double closets, while two additional bedrooms and a 4-piece hall bath complete the upper floor.

The walk-out third level boasts a generous family room with hardwood floors, a wood-burning fireplace with gas starter, and direct access to the backyard. A fourth bedroom (perfect as an office or flex space), laundry room, and access to the massive crawl space with 5â€™7â€™ clearance provide incredible functionality and storage.

The finished basement level adds two more recently completed bedrooms â€“ great for a growing family or guests.

Out back, enjoy a sunny south-facing deck with gas line for your BBQ, surrounded by



mature trees for privacy. The oversized garage features a 9' door, natural gas heater, and tons of storage space for all your needs. Recent upgrades include new Hardie siding and shingles (2024) and central air conditioning, making this home truly move-in ready.

A rare opportunity to own a property in this incredible location – homes like this don't come up often!

Built in 1987

**Essential Information**

MLS® #	A2233306
Price	\$759,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,059
Acres	0.12
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	180 Riverbrook Way Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G3S6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home, Vaulted Ceiling(s)  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features BBQ gas line  
Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 20th, 2025  
Days on Market 1  
Zoning R-CG

### Listing Details

Listing Office RE/MAX House of Real Estate

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