



\$ 399,900.00

48 RIVERBIRCH BAY SE CALGARY

<https://paulbrinton.com>

Excellent Value in this Great Riverbend home. It's located in the very desirable Riverbirch Bay which is a very quiet Cul De Sac! This home has just been freshly painted with new carpets installed in the upper bedrooms. Being a 4 level split, there are 5 bedrooms & 3 full...

- 5 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 4 Level Split

MLS ® #: A1148939

Type: Detached

Bedrooms: 5

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-24 11:18:13

Bathrooms: 3

Bedrooms Above Grade: 4

Date added: 10/09/21

Lot size: 4112 sq ft

Year built: 1983

Parking: Double Garage Detached, Garage Door Opener, Oversized, See Remarks

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Family Room, Gas Starter, Wood Burning

Exterior Features: Private Yard

District: CAL Zone SE

Interior Features: See Remarks

Roof Type: Asphalt Shingle

Total Parking: 4

Flooring: Carpet, Laminate

Community Features: Schools Nearby, Playground, Shopping Nearby

Fencing: Fenced

Cooling: None

Lot Features: Cul-De-Sac, See Remarks

Heating Type: Forced Air, Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Main Level

Transaction Type: For Sale

Levels: 4 Level Split

Zoning: R-C1

Lot Dim Info: 31.34m x 12.19m



List Price Square Foot: \$ 370.60

Photo Count: 48

Unit Exposure: E

Suite: No

Frontage Metres: 31.34M 102`10"

Living Area SF: 1160.00

Structure Type: House

Restrictions: Airspace Restriction

Title Land: Fee Simple

Rooms Above Grade: 9

Construction Materials: Vinyl Siding,Wood
Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Electric
Stove,Freezer,Garage Control(s),Range
Hood,Washer/Dryer Stacked,Window
Coverings

Subdivision Name: Riverbend

Lot Size Acres: 0.09

