

\$499,900 - 10 Rivercrest Villas Se, Calgary

MLS® #A2087361

\$499,900

2 Bedroom, 3.00 Bathroom, 1,164 sqft

Residential on 0.09 Acres

Riverbend, Calgary, Alberta

Pride of ownership shows in this rare opportunity: 1164 sq. ft. Duplex Bungalow Villa condo. Even more rare is the double attached garage.

Loads of natural light brighten this spacious home.

A roomy kitchen with abundant counterspace opens to the dining room and living room with Gas corner fireplace, making friendly get togethers so easy. The Living Room provides access to the back deck (15' x 6') and patio (12' x 5'), further expanding your entertainment space. Main level also includes the master bedroom with 4pc en-suite and walk-in closet; a second bedroom with a huge inviting window topped again with a half round window, 3pc main bathroom and main level laundry. Note that the upstairs walls are freshly painted(except closets).

The well-developed downstairs presents a newly carpeted family room with TV with mount that are included in price; a 3pc basement bathroom; new carpet in the office/flex room; as well as cork flooring in the second office/flex room.

Location! Location! Close to beautiful pathways and Carburn Park that encompass the land around the water and is connected by a pedestrian bridge directly across the river to Sue Higgins Park, Calgary's largest, fenced, off-leash dog playground,.

Also close at hand are amenities including a Medical center , shopping, restaurants,



banking, gas station &|. And, major thorough-ways like Glenmore Trail to the north that make the big-box stores mere minutes away: Deerfoot Meadows including Costco, IKEA and Walmart.

Built in 1994

Essential Information

MLS® #	A2087361
Price	\$499,900
Sold Price	\$487,500
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,164
Acres	0.09
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	10 Rivercrest Villas Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4K4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

	Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	October 25th, 2023
Days on Market	12
Zoning	M-CG d24
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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