

\$595,000 - 37 Rivercrest Close Se, Calgary

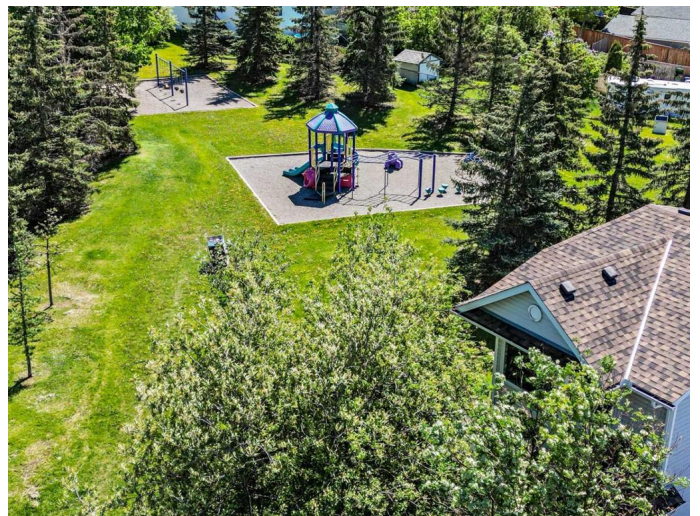
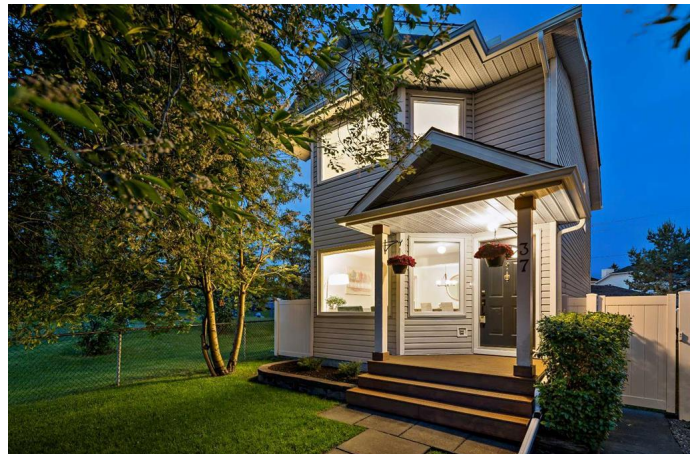
MLS® #A2094733

\$595,000

3 Bedroom, 3.00 Bathroom, 1,136 sqft
Residential on 0.10 Acres

Riverbend, Calgary, Alberta

This BEAUTIFUL 2-story home in the DESIRABLE community of RIVERBEND has 1556 Sq Ft of developed living space, an OVERSIZED HEATED DOUBLE DETAILED GARAGE (drywalled + insulated), a PRIVATE SOUTH-FACING BACKYARD w/Back alley, + a 12'x26' PATIO, all on a 4391 Sq Ft LOT right beside a GREEN SPACE incl/PLAYGROUND! Stepping inside from the WELCOMING front porch, you enter the foyer leading to the Living room and Dining room w/Laminate flooring throughout, and LARGE windows allowing ABUNDANT natural light into the space, perfect for ENTERTAINING or UNWINDING after a long day. There is a 2-piece Bathroom conveniently located across from the kitchen, followed by a door leading to the patio and backyard. The IMMACULATE kitchen has Light Cabinetry, Tiled Backsplash, SS appliances, + QUARTZ Countertops incl/Island w/Breakfast Bar for meals on-the-go. The window over the sink overlooks the park, + a HUGE Bay window overlooking the yard brings SUNLIGHT inside while you sip your Morning Coffee, set up your laptop to finish your emails or Plan your day. The feature wall has a TV if you like to watch the News or listen to Music while preparing meals. The carpeted upper floor includes a 4-piece Bathroom (renovated in 2023), and 3 good-sized Bedrooms incl/the RELAXING Primary Bedroom w/Bay window and a VIEW of tall trees out front for privacy. In the



basement (renovated in 2021 including added egress window) is the SPACIOUS Family room perfect for hosting FAMILY movie or GAME nights, + a 3-piece Bathroom (newly installed in 2022) w/CUSTOM Glass Shower, and the Laundry/Utility room incl/extra storage. Mechanical upgrades include a Water Heater (2018) and a High-Efficiency Furnace (2019). The INCREDIBLE pie-shaped backyard has a maintenance-free concrete patio, mature gardens, and a large raised vegetable garden bed. Exterior upgrades include Vinyl Fencing (2024), Eavestrough/Downspouts (2024), a NEW Roof w/impact-resistant shingles (2023), and 6 Triple-Pane windows installed on the front wall (2019). SIGNIFICANT VALUE \$\$\$ in UPGRADES! This Mature location is FANTASTIC for shopping, restaurants, and nearby Carburn Park along the Bow River. Great access to Glenmore/Barlow/Deerfoot Trails, downtown, + Foothills Industrial, + just MINUTES to TRANSIT. BOOK your showing TODAY!

Built in 1993

Essential Information

MLS® #	A2094733
Price	\$595,000
Sold Price	\$637,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,136
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	37 Rivercrest Close Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4G2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized

Interior

Interior Features	Breakfast Bar, Chandelier, Kitchen Island, Quartz Counters, Recessed Lighting, Storage, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Irregular Lot, Landscaped, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 10th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office

RE/MAX HOUSE OF REAL ESTATE

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