

\$524,900 - 11 Rivercrest Circle Se, Calgary

MLS® #A2109437

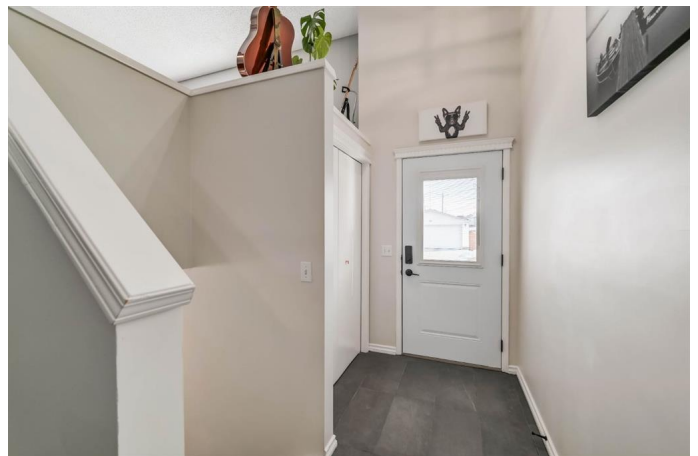
\$524,900

4 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.08 Acres

Riverbend, Calgary, Alberta

Discover your dream home in the sought-after community of Riverbend! This move-in ready Bi-Level gem welcomes you with an east-facing backyard, ensuring sunny mornings in the spacious outdoors. With a single car detached garage and 1800 square feet of living space, this home is designed to cater to all your needs. As you step inside, you're greeted by an open tiled foyer that seamlessly transitions into an open-concept layout, crowned with vaulted ceilings on the main floor. The heart of this home is its well-appointed kitchen, which flows into a spacious dining area, perfect for gatherings. The living room, bathed in natural light, invites relaxation with its gas fireplace, creating a warm and inviting atmosphere. Convenience is key, with a generous laundry room and a 4-piece bathroom located on the main level. Additionally, two bedrooms offer restful retreats, one of which opens to a sunroom with backyard access - your private gateway to tranquil outdoor living. The lower level doesn't disappoint, featuring large windows that illuminate a spacious entertainment/rec room. Two additional bedrooms and a 3-piece bathroom provide ample space for family and guests, while under-stair storage and a mechanical room ensure you'll never lack for storage space. The backyard is a blank canvas for your outdoor aspirations, with alley access and potential for additional trailer parking. Winter months are a breeze with the convenience of a single car garage, and the



stone patio is your summer haven for BBQs and outdoor entertainment. Living in Riverbend means enjoying easy access to a wealth of amenities, including shopping, schools, Carburn Park, Fish Creek Park, and numerous walking and bike paths. Don't miss the opportunity to make this house your home. Book your showing today and step into the life you've been dreaming of!

Built in 1992

Essential Information

MLS® #	A2109437
Price	\$524,900
Sold Price	\$545,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.08
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	11 Rivercrest Circle Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4G3

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	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	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	February 29th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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