

\$550,000 - 116 Rivercrest Close Se, Calgary

MLS® #A2110417

\$550,000

4 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.08 Acres

Riverbend, Calgary, Alberta

Stunningly renovated, fully finished, 4 bedroom home with a huge south-facing yard in desirable Riverbend! The extensive upgrade list includes both cosmetic updates and practical ones plus all Poly B has been removed and a new furnace and hotwater tank! Ideally located within walking distance to schools, several parks, the Bow River pathway system and the shops and restaurants at Riverbend Centre. Then come home to a quiet escape with nothing left to do! The walls and ceilings have been freshly painted in a neutral colour pallet with soft undertones that continue into the luxury plank vinyl flooring. Bayed windows stream sunshine into the living room creating a warm and inviting relaxation and entertainment space. The fully customized kitchen is both gorgeous and functional featuring brand new stainless steel appliances, a centre breakfast bar island, full-height cabinets and showstopping honeycomb backsplash that is carried to the ceiling adding a dramatic flair. A separate dining area encourages everyone to gather for a delicious meal. Exceedingly stylish, the powder room is not only convenient but also a beautiful escape. The upper level's 4-piece bathroom is designed in the same high fashion with a new tub and in-floor heating – all 3 bathrooms have new vanities and toilets. Three bedrooms on this level are all spacious and bright including the primary bedroom boasting a large walk-in closet and handy cheater access to the bathroom. Extra space



to gather, entertain and unwind awaits in the rec room in the finished basement. This level is also home to a 4th bedroom with its own private ensuite in the same luxurious style as the rest of this exceptionally updated home. Additional upgrades include all new plumbing, new switches, plugs and lights, new flooring and carpet, new railing, new front door and much more! The sunny south backyard is huge with loads of room for kids and pets to play and still has room for a future garage. This extraordinary home is in an unsurpassable location within walking distance to everything and close to the always popular Carburn Park nestled along the Bow River with ponds, pathway, wildlife, waterfowl, fishing, ice skating, canoeing, and picnic areas. When you do have to leave the community there is easy access to Glenmore, Barlow and Deerfoot Trails. You just don't find this extensive of a reno with the convenience and pizzazz of new yet the beauty of a mature and established community! Come see for yourself!

Built in 1993

Essential Information

MLS® #	A2110417
Price	\$550,000
Sold Price	\$580,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,262
Acres	0.08
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	116 Rivercrest Close Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4H3

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Smart Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 7th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.