

\$589,900 - 56 Rivergreen Crescent Se, Calgary

MLS® #A2122297

\$589,900

4 Bedroom, 4.00 Bathroom, 1,604 sqft

Residential on 0.10 Acres

Riverbend, Calgary, Alberta

Welcome to your dream home nestled in an amazing location on a serene and quiet crescent! This property boasts a walkout basement that backs onto a lush greenspace, offering you unparalleled tranquility and privacy. Just a short stroll away, you'll discover the magnificent Carburn Park, perfect for enjoying leisurely walks, canoeing or picnics with loved ones. With shopping, dining, and transit options within walking distance, convenience is at your doorstep. Families will appreciate the established schools in the community, while commuters will love the excellent access points to major roads and downtown. Step inside this spacious home to find four bedrooms, four bathrooms, and a double front attached garage, offering ample space for your family's needs. The main level features a large living area anchored by a cozy fireplace, dining room and kitchen with vaulted ceilings. A sunny front office space and convenient main floor laundry round out the main level. This home is loaded with opportunity to put your own personal touches. The upper level features a large primary bedroom complete with a four-piece ensuite and walk-in closet. Two additional well-sized kids' rooms and another four-piece bathroom provide comfort and convenience for the whole family. The walkout basement offers even more living space, with a huge rec room, hobby room, and a fourth bedroom boasting its own ensuite. Step outside to your own private oasis, with upper and lower deck and patio



areas overlooking the greenspace, perfect for entertaining guests or simply unwinding in nature's embrace. Recent upgrades in the home including poly-b plumbing replacement, new carpet, and fresh paint on the upper and lower levels enhance the home's appeal and value. Don't miss out on the opportunity to call this gem yours! Schedule a viewing today and experience the epitome of comfortable and convenient living.

Built in 1989

Essential Information

MLS® #	A2122297
Price	\$589,900
Sold Price	\$635,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,604
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	56 Rivergreen Crescent Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C3V5

Amenities

Parking Spaces	4
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Parking	Concrete Driveway, Double Garage Attached
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Interior

Interior Features	See Remarks, Vaulted Ceiling(s)
Appliances	Electric Range, Garage Control(s), Range Hood, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2024
Date Sold	April 16th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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