

\$429,000 - 94 Rivercrest Villas Se, Calgary

MLS® #A2161440

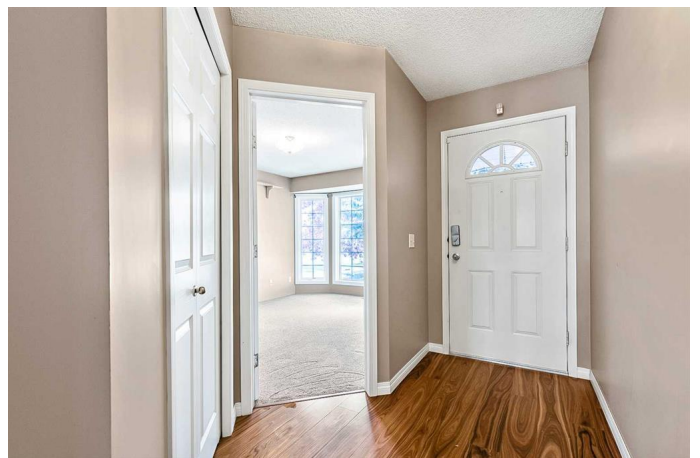
\$429,000

3 Bedroom, 3.00 Bathroom, 1,189 sqft

Residential on 0.09 Acres

Riverbend, Calgary, Alberta

Discover the joy of effortless living in this charming villa nestled in the vibrant Riverbend community. Proudly standing as a beacon of comfort and convenience, this villa is a perfect blend of spacious design and updated amenities. Step inside and be greeted by a flood of natural light illuminating a seamless layout that unites the living room, dining area, and a updated kitchen. Equipped with newer appliances and cabinets, the kitchen makes every meal a delight. The inviting primary bedroom, complete with a walk-in closet and an ensuite bath, ensures your private sanctuary is functional. The additional bedroom on the main floor provides ample space for family guests or an office/den. But wait, there's more! Dive into the book you've been ignoring or start that hobby youâ€™ve been putting off in the expansive partially finished basement. Featuring a cozy bedroom, full bathroom, a tidy workshop, and plenty of open space, the lower level is your canvas waiting for a splash of creativity. Outside, life gets even better. The expanded covered rear deck offers a splendid gathering for those leisurely Sunday brunches or vibrant evening barbecues. And the best part? Say goodbye to the weekend chore list â€“ snow removal and landscaping are taken care of! This unit does need a little TLC , paint and some flooring. Located mere moments from essential local amenities such as grocery stores, eateries, and postal services, this villa not only provides a comfortable living space but also guarantees



a connected and convenient lifestyle. So, if you're looking for a home that blends relaxation, convenience, your search might just end here. Welcome home to hassle-free living!

Built in 1994

Essential Information

MLS® #	A2161440
Price	\$429,000
Sold Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,189
Acres	0.09
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Sold

Community Information

Address	94 Rivercrest Villas Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4K4

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters, Storage, Vinyl
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	Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2024
Date Sold	September 20th, 2024
Days on Market	21
Zoning	M-CG d24
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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