

# \$475,000 - 78 Rivercrest Villas Se, Calgary

MLS® #A2168535

## \$475,000

2 Bedroom, 2.00 Bathroom, 1,200 sqft  
Residential on 0.08 Acres

Riverbend, Calgary, Alberta

**\*\*Charming Villa Bungalow in Riverbend -  
Perfect for Downsizers!\*\***

Welcome to your dream home in the sought-after community of Riverbend! This delightful 2-bedroom, 2-bathroom villa bungalow is the ideal retreat for those looking to downsize without compromising on comfort and style. Featuring a single car attached garage, this residence has been tastefully updated to meet modern living needs. Step inside to discover a beautifully renovated kitchen, complete with contemporary cabinets, stunning quartz countertops, and all stainless steel appliances. The kitchen seamlessly flows into the inviting dining area, and further into the spacious living room bathed in natural light from the south-facing yard. Enjoy the outdoors on your covered deck, perfect for relaxing on sunny days without the worry of harsh rays. The generous primary bedroom easily accommodates a full bedroom set and boasts an updated 3-piece ensuite for your convenience. The second bedroom, conveniently located at the front of the home, is ideal for guests and is serviced by a separate 3-piece bathroom. For added convenience, the main floor laundry with washer and dryer is perfectly situated for everyday use. The unfinished basement presents a wonderful opportunity for customization, featuring rough-in plumbing and ample space to bring your creative vision to life. This fantastic villa is ideally located near shopping, restaurants, a medical center, and



banking services, with quick access to Deerfoot for easy commuting. Don't miss out on this exceptional opportunity"book your showing today and start enjoying the lifestyle you deserve in Riverbend!

Built in 1994

**Essential Information**

MLS® #	A2168535
Price	\$475,000
Sold Price	\$456,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,200
Acres	0.08
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

**Community Information**

Address	78 Rivercrest Villas Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4K4

**Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

**Interior**

Interior Features	No Animal Home, No Smoking Home, Pantry, Storage, Vaulted
-------------------	---

	Ceiling(s)
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 26th, 2024
Date Sold	October 11th, 2024
Days on Market	15
Zoning	M-CG
HOA Fees	0.00

## Listing Details

Listing Office	Greater Property Group
----------------	------------------------

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.