

\$549,900 - 59 Rivercrest Circle Se, Calgary

MLS® #A2168695

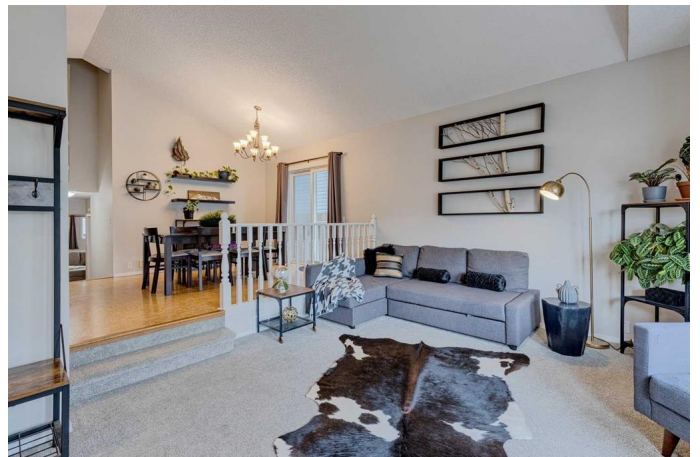
\$549,900

3 Bedroom, 2.00 Bathroom, 1,077 sqft
Residential on 0.08 Acres

Riverbend, Calgary, Alberta

PHENOMENAL CENTRAL LOCATION |
NEW SIDING + NEW ROOF + NEW
FURNACE! | 3 BED + 2 BATH |
VAULTED CEILINGS | PRIVATE & LARGE
SUNNY WEST FACING YARD WITH DECK |
OVERSIZED INSULATED DOUBLE
GARAGE WITH 60 AMP SUB PANEL |
WALKING DISTANCE TO SHOPPING |
QUICK POSSESSION AVAILABLE |

Whether you're a first-time home buyer looking for a perfect starter home or an investor seeking a promising opportunity, this BEAUTIFULLY MAINTAINED property embodies TREMENDOUS VALUE & POTENTIAL in a FAMILY-FRIENDLY COMMUNITY. Your FRESHLY UPDATED home exudes WARMTH & COMFORT with it's soft & inviting neutral palette throughout! Your main floor living design is very FUNCTIONAL, and flooded w/ natural light & features VAULTED ceilings!! Enjoy preparing your favorite culinary dishes in your good sized kitchen w/ corner pantry, GAS stove & moveable island-- all open to your bright dining & living room -- ABSOLUTE IDEAL LAYOUT for entertaining family & friends!! Off your dining area are sliding side patio doors leading to your backyard oasis! The nicely REFRESHED upper level boasts TWO impressive BEDROOMS, an adorable child's room & the EXPANSIVE primary bedroom retreat features LARGE HIS & HERS CLOSETS, and TWO LARGE WINDOWS offering tons of natural light. A shared 4-pc



bath completes the upper level. As you make your way down to the IMPRESSIVE LOWER LEVELS, you will immediately be greeted by a LARGE OPEN family room that can also be used as an office space/workout area or both! This area is the perfect ZEN SPACE for you to rejuvenate after a long day cozied up watching your favorite movie with a bowl of popcorn! This level is complete with a THIRD bedroom (non-egress window) and large 4-piece bathroom. The basement rec area is a VERSATILE addition-- ideal for a games room, guest bedroom (non-egress window), kids play area, hobby space, etc . **UPDATES INCLUDE-- NEW high efficiency FURNACE, NEW ROOF, NEW SIDING, NEW CARPET, NEW PAINT, NEW DISHWASHER, NEW OUTDOOR LIGHTING, etc.. On a beautiful warm evening, the entertaining continues in the fresh air as you enjoy a drink on your west facing deck or take an afternoon/evening stroll on the beautiful path systems NEARBY. A pleasant, calming environment and beautiful PERENNIAL flower gardens (pollinator friendly) complete the ultimate outdoor living package! RIVERBEND is a mature and charming community --well-established, well-designed, along with well-loved over the years. The recent development of Quarry Park has brought MODERN FLAVORS to Riverbend with an influx of TRENDY new restaurants and amenities. Riverbend offers primary schools, shopping, restaurants, daycares, grocery stores & Carburn Park which is one of the MOST BEAUTIFUL PARKS in Calgary!! Riverbend provides great access to our pretty river pathways, public transportation, and the added convenience of being in close proximity to the CENTER of Calgary which provides easy access to all MAJOR ROUTES! You will love this JEWEL of a home!

Built in 1993

Essential Information

MLS® #	A2168695
Price	\$549,900
Sold Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.08
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	59 Rivercrest Circle Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4G4

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated

Interior

Interior Features	Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2024
Date Sold	October 10th, 2024
Days on Market	6
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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