

# \$499,000 - 81 Rivercrest Close Se, Calgary

MLS® #A2228931

## \$499,000

3 Bedroom, 2.00 Bathroom, 1,255 sqft

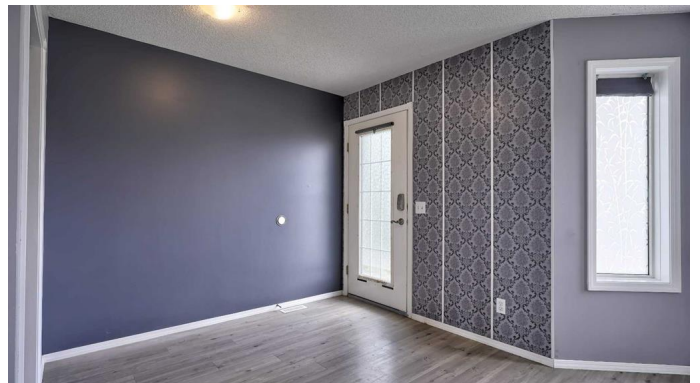
Residential on 0.12 Acres

Riverbend, Calgary, Alberta

Tucked away on a quiet street and set on an oversized lot, this well-maintained two-storey is a rare find in one of Calgary's most established communities. With three bedrooms, one and a half bathrooms, and an ideal location close to schools, shopping, and parks, this home is perfect for families or anyone looking to get into the market at a great price. Inside, the layout offers comfort and function. A bright main living area leads into a spacious kitchen and dining space, with large windows bringing in plenty of natural light. A new fridge and stove will be installed prior to possession, making it easy for the new owner to move in and enjoy. Upstairs features three good-sized bedrooms and a full bathroom, while the main level includes a handy powder room. Recent updates include a roof under 10 years old and a furnace replaced just two years ago, offering added peace of mind. The real standout is the massive backyard. Whether you want to garden, entertain, or build the garage you've always wanted, this lot offers the space and flexibility to make it happen. This is one of the best values currently available in Riverbend. Don't miss your chance to own a solid home with room to grow in a location that offers unbeatable convenience.

Built in 1993

## Essential Information



MLS® #	A2228931
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,255
Acres	0.12
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	81 Rivercrest Close Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4H4

### Amenities

Parking Spaces	4
Parking	Alley Access, Off Street, Parking Pad, Unpaved

### Interior

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Level, Low Maintenance Landscape, Private
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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