

132 Rivercrest Crescent SE
Calgary, Alberta

MLS # A2196718



\$545,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,133 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance		

Inclusions: N/A

Nestled on a quiet street with ample parking, this beautifully updated 3 bedroom, 2.5 bathroom home in the desirable community of Riverbend is a must-see! The main level boasts a large, bright living and dining area, perfect for family gatherings and entertaining. The modern kitchen features quartz countertops, stainless steel appliances, and soft-close cabinetry, with direct access to a spacious deck overlooking the south-facing backyard—an ideal spot for outdoor enjoyment. Upstairs, you’ll find three generous bedrooms, including a primary suite with a large closet, plus a 4-piece bathroom. Back on the main level, the separate side entrance leads to the basement, offering a flexible entertainment space and a 3-piece bathroom. Additional updates include a new furnace and hot water tank (2023). Whether you’re a first-time buyer looking for a cozy home or an investor seeking a property with great potential, this home checks all the boxes. Located close to parks, schools, shopping, and major roadways, it offers both comfort and convenience. Don’t miss this fantastic opportunity—schedule your viewing today!