

24 Rivervalley Crescent SE  
Calgary, Alberta

MLS # A2200958



**\$550,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,490 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Welcome to this spacious detached home in the highly sought-after Riverbend community, offering tremendous investment potential and an excellent location! This family-friendly neighborhood is just steps away from schools, shopping, parks, transit, and major highways, making it a perfect choice for buyers and investors alike. The main floor features a functional and bright layout, including a well-sized kitchen with an eating area, a formal dining space, and a cozy living room with a gas fireplace. A convenient powder room completes the level. Upstairs, you'll find three generously sized bedrooms and two full bathrooms. The primary suite includes a walk-in closet and a private ensuite with a stand-up shower, providing a perfect retreat. The finished basement adds even more value with additional living space—ideal for a rec room, home office, or extra storage. Plus, it features a bathroom rough-in, offering the potential to add a full bathroom with ease. Step outside to the private backyard, complete with a newer vinyl fence and deck—a perfect setting for outdoor relaxation and entertaining. While the home is clean and well-kept, it offers fantastic potential for modernization, making it a great opportunity to renovate and build equity. Key updates already completed include a new roof (2023), furnace (2007), and hot water tank (2018), ensuring peace of mind. Call today to book your private viewing and explore the potential!