

# \$550,000 - 24 Rivervalley Crescent Se, Calgary

MLS® #A2200958

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,490 sqft  
Residential on 0.10 Acres

Riverbend, Calgary, Alberta

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!

Built in 1981

### **Essential Information**

MLS® #	A2200958
Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,490
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	24 Rivervalley Crescent Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C3J9

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	See Remarks
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Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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