

# \$500,000 - 92 Rivercrest Crescent Se, Calgary

MLS® #A2203761

## \$500,000

3 Bedroom, 3.00 Bathroom, 1,114 sqft  
Residential on 0.08 Acres

Riverbend, Calgary, Alberta

Welcome to Rivercrest Crescent! With over 1100+ sq. ft. this home offers incredible value and features all new exterior including roof, siding, gutters (2023/2024) and a newer fence.

The main level boasts laminate flooring throughout, good sized front living room with bay window, dining room, kitchen with moveable island and patio door leading to the sunny south-facing backyard. A convenient powder room completes the main floor. Upstairs includes the spacious primary bedroom with large closet, 2 other bedrooms and the main bathroom. The finished basement adds extra living space with a rec room, laundry area, and potential for a 2-piece bathroom. The large South facing yard includes a deck, parking area with gate and plenty of room for a future garage. Located on a quiet street with plenty of parking, this home offers easy access to Glenmore & Deerfoot Trail, Downtown, and the Foothills Industrial area. Don't miss out on this great opportunity!

Built in 1993

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2203761  |
| Price      | \$500,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 1         |
| Half Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,114       |
| Acres          | 0.08        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 92 Rivercrest Crescent Se |
| Subdivision | Riverbend                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2C 4J7                   |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Off Street, RV Access/Parking |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Storage   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Cul-De-Sac |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 13               |

Zoning

R-CG

## **Listing Details**

Listing Office

RE/MAX Realty Professionals

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