\$499,900 - 38 Rivercrest Villas Se, Calgary

MLS® #A2216454

\$499,900

3 Bedroom, 3.00 Bathroom, 1,188 sqft Residential on 0.01 Acres

Riverbend, Calgary, Alberta

YOUR NEW HOME ... introducing an exceptional opportunity to live in almost 2,200 of fully developed living space (basement was developed with permits to give you peace of mind), in the highly desired Villas of Rivercrest. It offers everything you are looking for, from location, size and convenience. Impeccably well maintained and nicely upgraded ... you will love how bright and welcoming it is from the moment you enter. Offering 1190 sq ft on the main floor, the open-concept living and dining areas are bathed in natural light from the recently installed new windows and high vaulted ceilings. The first of 3 bedrooms, currently offers a built in desk area and is the perfect sitting room. The open kitchen boasts modern white cabinets, granite countertops, newer stainless appliances and a corner pantry. The living room has a cozy fireplace feature wall and offer access to your covered deck to enjoy your private backyard – ideal for evening enjoyment. It comes complete with mature trees, one of them the sellers will miss deary, a full sized apple tree. The primary suite with ensuite bath with a walk in closet and a handy main floor laundry room complete the main floor. The fully finished basement offers a flex room with a bar area, full bathroom, wine making room with a sink, 3rd bedroom, large craft room, a cold room and storage space. Central air conditioning keeps you cool in the summer. Upgrades and recent updates include: new garage door, new windows, new LVP flooring, soft water







machine, fresh paint, newer appliances, vacu flow and more. A single-car attached garage with extra storage, driveway parking and guest parking right outside of your door adds to the convenience. Within a few minutes walk (2) you can be at Riverbend Centre for groceries, dining, and walk in clinic etc. Carburn Park is a pleasant walk away, stroll along the river, go fishing. Quick access to Glenmore and Deerfoot Trail and 10 minutes to downtown. This is a meticulously clean and well-maintained home, the complex is extremely well managed and has NEVER has a special assessment, they don't come available often. Call your favorite realtor to get quick access before it's gone.

Built in 1994

Essential Information

MLS® #	A2216454
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,188
Acres	0.01
Year Built	1994
Туре	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	38 Rivercrest Villas Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta

Postal Code	t2c 4k4
Amenities	
Amenities	Snow Removal, Visitor Parking, Garbage Chute
Parking Spaces	2
Parking	Driveway, Single Garage Attached, Additional Parking
# of Garages	1
Interior	
Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Low Flow Plumbing Fixtures
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full
Exterior	
Exterior Features	Balcony, Covered Courtvard

Exterior Features	Balcony, Covered Courtyard
Lot Description	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2025
Days on Market	2
Zoning	M-CG

Listing Details

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â,,¢ MLS® System. Pillar 9â,,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.