

188 Rivervalley Crescent SE
Calgary, Alberta

MLS # A2213431



\$565,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,281 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

This charming 4-bedroom gem is tucked away in a well-loved community and offers over 1,700 sq ft of functional living space – perfect for families or anyone looking to spread out and enjoy life. The kitchen got a glow-up in 2019 and now comes with shiny stainless steel appliances (new in 2023). The layout flows easily, with plenty of room to relax or entertain, and a fully developed basement adds even more space to play, work, or unwind. Outside, enjoy a cozy front yard and a spacious backyard ready for BBQs, gardening, or just soaking up the sun. There's also a detached single garage for your car, tools, or extra storage. Bonus upgrades include newer windows (2023) and a brand new roof (2023) for peace of mind. This home blends comfort, updates, and a great location—come see it for yourself!