

**134 Riverwood Crescent SE**  
**Calgary, Alberta**

**MLS # A2167010**



**\$599,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,465 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Landscaped, Lev		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<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-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** n/a

If you're looking for a well-cared for family home in an amazing location, you've come to the right place! Additional features include a fantastic kitchen with custom cabinets and a new stainless steel fridge, granite countertops, hardwood floors on the main level, 4 bedrooms, 4 bathrooms, a wood burning fireplace, new high efficiency furnace in December of 2023, new roof in 2015, huge 16 x 12 deck (duradeck) in the backyard. All this can be found on a corner lot on one of the best streets in Riverbend. Speaking of location, you're a short walk to Carburn Park and the Bow River, and you have great access to Glenmore Trail, Deerfoot Trail, and the Ring Road too, in case you want to head out of town to the mountains. Downtown is only about 10 minutes away. Better book your showing quick, as this lovely home won't last long!