

24 Rivervalley Crescent SE
Calgary, Alberta

MLS # A2200958



\$550,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,490 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

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!