

\$550,000 - 24 Rivervalley Crescent Se, Calgary

MLS® #A2200958

\$550,000

3 Bedroom, 3.00 Bathroom, 1,490 sqft
Residential on 0.10 Acres

Riverbend, Calgary, Alberta

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!

Built in 1981

Essential Information

MLS® #	A2200958
Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,490
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	24 Rivervalley Crescent Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C3J9

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
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Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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