

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

MLS® #A2216454

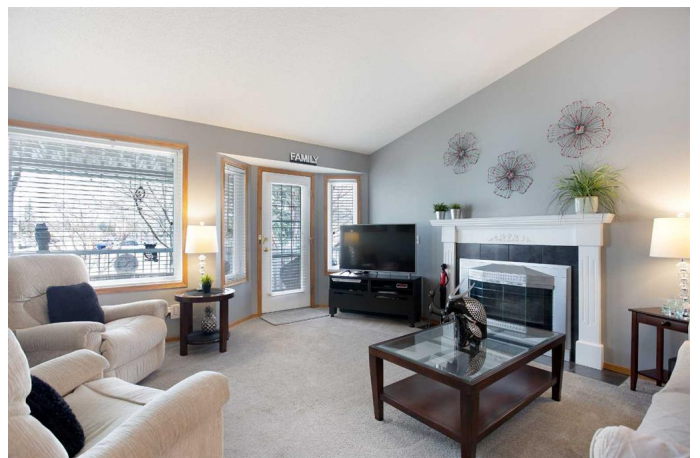
**\$499,900**

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 dearly, 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
Type	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 Garbage Chute, Snow Removal, Visitor Parking  
Parking Spaces 2  
Parking Additional Parking, Driveway, Single Garage Attached  
# of Garages 1

## Interior

Interior Features Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows  
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 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 9  
Zoning M-CG

## Listing Details

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.