



GRASSROOTS
REALTY GROUP

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**188 Rivervalley Crescent SE
Calgary, Alberta**

MLS # A2230275



\$529,900

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:	N/a
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Discover this 4-bedroom home with over 1,700 sq ft of space in a welcoming neighborhood. This home offers a great flow with ample space for both a living and dining area, plus it’s carpet-free throughout for easy maintenance. The updated kitchen shines with stainless steel appliances (2023), and the finished basement adds extra room to relax or work. Enjoy a sunny backyard, cozy front yard, and a detached single garage. With new windows and a brand new roof (2023), it's move-in ready and waiting for you!