



GRASSROOTS
REALTY GROUP

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112 Rivercrest Circle SE
Calgary, Alberta

MLS # A2249282



\$499,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,146 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	1
Garage:	Garage Door Opener, Oversized, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, Se		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this charming 2-storey home in the heart of Riverbend! With 1,146 sq. ft. above grade plus a fully finished basement, this 3-bedroom, 1.5-bath property offers a warm and inviting feel from the moment you step inside. The sun-filled living room features a large bay window, hardwood floors, and plenty of space to relax. The kitchen is spacious with solid oak cabinetry, tile floors, and a bright dining area. Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite. The lower level offers a large recreation room and extra storage. Recent updates provide peace of mind and value for years to come: new fence (2018), high-efficiency furnace (2016), hot water tank (2021), and new roof, siding, and eavestroughs (2023). Enjoy outdoor living with a large, tree-covered deck—perfect for summer BBQs and gatherings. The private, landscaped yard is fully fenced and includes back lane access to an oversized single garage (23' x 15'). Located close to schools, playgrounds, shopping, and pathways, this home is ideal for families and first-time buyers alike.