



GRASSROOTS
REALTY GROUP

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32 Rivercroft Close SE
Calgary, Alberta

MLS # A2256761



\$635,000

Division:	Riverbend		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,110 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, See Remarks, Separate Entrance, Storage		

Inclusions: Microwave Hood Fan, Stove, Dishwasher, Refrigerator, Washer, Dryer

Investor Alert! Updated 5-bedroom, 3-bathroom home with a west-facing walkout basement and separate entrance, perfectly suited for live-up, rent-down living or as a full investment property. Located on a quiet street close to schools, transit, shopping, and major routes, this home offers a self-contained 2-bedroom illegal suite with its own kitchen, laundry, and private entry. Recent upgrades add major long-term value, including a new roof, siding, and gutters (2023), high-efficiency furnace (2023), PEX plumbing (2023) replacing all Poly-B, new basement washer and dishwasher (2023), and fresh exterior paint (2025). Inside, the main level features maple hardwood flooring, quartz countertops, stainless steel appliances, and updated bathrooms. Upstairs has three generous bedrooms, including a 2-piece ensuite in the primary, while the walkout basement offers bright, open living space and durable flooring. Enjoy a sunny west-facing backyard, a spacious 12' x 14' deck, and the convenience of an attached front garage. Separate laundry on each level adds privacy and functionality. Move-in ready with excellent rental potential—this is a smart, turnkey property for homeowners or investors alike.