



**175 Rivercrest Close SE
Calgary, Alberta**

MLS # A2292960



\$565,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,140 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Garden, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: NA

Located on a quiet street in the desirable community of Riverbend, this 3-bedroom, 2-bathroom home sits on a west-facing pie lot and features an oversized two-car garage backing onto a paved alley. The home offers excellent curb appeal with a new roof and siding (2025). Inside, you are welcomed by updated laminate flooring, a beautiful bay window, and an open-concept living and dining space. The kitchen is equipped with granite countertops and an updated stove, dishwasher, and garburator, along with another west-facing bay window overlooking the generous backyard. The main floor also includes a convenient back entrance and a half bath. The upper level contains three bedrooms and a four-piece bathroom. The primary bedroom is spacious enough for a king-sized bed and includes a well-sized closet. The basement provides additional living space for a family room, playroom, or gym, as well as a laundry room with cabinets, a sink, and extra storage. The exterior is a standout feature, boasting a mature, west-facing yard filled with trees, perennials, and an inground sprinkler system. Recent mechanical upgrades include: Roof and Siding (2025), Hot Water Tank (2025), Garburator (2025), Dishwasher (2024), Air Conditioning (2023), Stove (2023). This property is just steps from parks, playgrounds, and schools, while remaining highly accessible to major roadways and commercial areas.