



**27 Rivercrest Way SE  
Calgary, Alberta**

**MLS # A2303159**



**\$469,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,138 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All window coverings and all light fixtures

This Riverbend gem is one of the most affordable DETACHED entry-level homes on the market. The two-storey home offers 3 bedrooms and almost 1,700 sq ft of total living space over 3 levels and is located on a quiet dead-end road. The house has seen many renovations/upgrades in the past 10 years: NEW SIDING, ROOF, FASCIA AND EAVES (all in 2023), a hot water tank (2020), backyard (RV) parking pad (30 amps, 110V and water), LAMINATE flooring on the main AND upper floors and interior doors (all in 2017), a high-efficiency FURNACE (approx. 2016) and a new back storm and slab door (2025). Enter the home into a foyer that leads into the living room. There's ample room for a large couch and dining table. This home has nice laminate flooring throughout, also on the upper level. The front windows and large side window provide great natural light. The kitchen also offers room for a small dining table. The back door leads directly onto a large deck. A 2-piece washroom completes the main floor. Upstairs, you'll find three bedrooms, all with LAMINATE flooring and a 4-piece bathroom. The FINISHED basement offers a large entertainment area and includes two windows for natural light. The large west-facing backyard has a parking pad, for your car or RV, with the option to build a garage in the future. The pad is equipped with two 110V outlets, 30 amps, and water access. This home is conveniently located near several shopping areas, including Deerfoot Meadows and Quarry Park. Access to major routes such as Glenmore, Deerfoot, and Stoney Trail is quick and easy. The FUTURE GREEN LINE LRT in Quarry Park will be just minutes away. Nearby PARKS include Carburn Park and Sue Higgins Park. This home is offered at a great price for starters; book your showing now!