



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

92 Rivercrest Crescent SE
Calgary, Alberta

MLS # A2203761



\$500,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,114 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Shed, all window coverings except those belonging to the tenant

Welcome to Rivercrest Crescent! With over 1100+ sq. ft. this home offers incredible value and features all new exterior including roof, siding, gutters (2023/2024) and a newer fence. The main level boasts laminate flooring throughout, good sized front living room with bay window, dining room, kitchen with moveable island and patio door leading to the sunny south-facing backyard. A convenient powder room completes the main floor. Upstairs includes the spacious primary bedroom with large closet, 2 other bedrooms and the main bathroom. The finished basement adds extra living space with a rec room, laundry area, and potential for a 2-piece bathroom. The large South facing yard includes a deck, parking area with gate and plenty of room for a future garage. Located on a quiet street with plenty of parking, this home offers easy access to Glenmore & Deerfoot Trail, Downtown, and the Foothills Industrial area. Don't miss out on this great opportunity!