



GRASSROOTS
REALTY GROUP

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84 Riverside Crescent SE
Calgary, Alberta

MLS # A2212324



\$694,900

Division:	Riverbend		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,158 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, G		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Irregular Lot,		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Vaulted Ceiling(s)		
Inclusions:	TV Wall Mount in Basement Rec Room		

This extensively updated bi-level walkout is located on a quiet crescent and backs directly onto a paved walking path—walking distance to Carburn Park and minutes to the amenities in Quarry Park. The main floor features vaulted ceilings, large windows, and a bright, open layout. The kitchen has been fully renovated with modern cabinetry, a tile backsplash, large quartz-topped island, built in pantry storage, upgraded appliances, and a functional design that flows into the main living area, along with the upgraded luxury vinyl plank flooring. The main level offers three bedrooms and two full bathrooms, including a spacious primary bedroom with an oversized closet and peaceful views of the backyard. The finished walk-out basement adds valuable living space, with a large family or rec room, cozy gas fireplace, and direct access to a landscaped yard with an interlocking brick patio. There's also a large workshop space and mechanical room for your home hobbies and projects. From the main, a large Duradek-covered deck off the kitchen overlooks the green space and offers plenty of room for outdoor furniture and summer barbecues. Additional updates include a newer hot water tank, eavestroughs, and downspouts, as well as vinyl plank throughout the main and basement living spaces. Bonus: no Poly-B plumbing!! With walking paths right out the back gate, a quiet setting, and quick access to parks, schools, and major roadways, this home offers the perfect combination of location, layout, and thoughtful updates.