

# \$514,900 - 71 Rivercrest Circle Se, Calgary

MLS® #A2252320

**\$514,900**

3 Bedroom, 2.00 Bathroom, 1,151 sqft

Residential on 0.08 Acres

Riverbend, Calgary, Alberta

Welcome to Rivercrest Circle! This home boasts a renovated main level with wide plank laminate flooring throughout, a stylish new kitchen with sleek full-height cabinetry, matte stainless steel appliances, an island with pots-and-pans drawers, garbage pull-out, and additional seating. The updated powder room, spacious front living room with bay window, and a generous dining area complete this bright and functional level. The stairwell and upper landing have been updated with modern spindles opening the hallway leading to the spacious primary bedroom with a large closet, two additional bedrooms, and the main bathroom. The developed basement adds even more living space with a large rec room, laundry area, and ample storage. Step outside to the west-facing backyard that includes deck with gazebo, shed, RV parking and plenty of room for a future garage if desired. With the roof, siding, furnace, and hot water tank all replaced in the last 5 years, you can move in knowing the big items are already taken care of. Ideally located on a quiet street, this home offers quick access to Glenmore and Deerfoot Trail, Downtown, and the Foothills Industrial area.

Built in 1992

## Essential Information

MLS® # A2252320

Price \$514,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,151       |
| Acres          | 0.08        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 71 Rivercrest Circle Se |
| Subdivision | Riverbend               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2C 4G4                 |

### Amenities

|         |                         |
|---------|-------------------------|
| Parking | RV Access/Parking, None |
|---------|-------------------------|

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Storage                          |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator |
| Heating           | Forced Air                                                      |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Finished, Full                                                  |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Vinyl Siding, Wood Frame                                                    |
| Foundation        | Poured Concrete                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 51                |
| Zoning         | R-CG              |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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