



THE
A-TEAM

**RE/MAX
FIRST**

94 RIVERCREST Villas, Calgary T2C 4K4

MLS®#: **A2161440**

Area: **Riverbend**

Listing Date: **08/30/24**

List Price: **\$429,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **1994**

Lot Information
Lot Sz Ar: **3,756 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,188**
Low Sqft:
Ttl Sqft: **1,188**

**Cul-De-Sac,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Rectangular Lot
Single Garage Attached**

DOM

20
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **Side by Side,Villa**

Parking
Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,High Ceilings,Laminate Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`10" x 15`0"
Kitchen	Main	8`8" x 11`2"
Bedroom - Primary	Main	11`10" x 14`3"
Game Room	Basement	14`7" x 26`2"
Storage	Basement	14`6" x 18`5"
4pc Ensuite bath	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	8`10" x 14`1"
Laundry	Main	5`0" x 8`5"
Bedroom	Main	11`0" x 13`5"
Bedroom	Basement	8`4" x 13`7"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$387

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d24

Legal Desc: **9410925**

Remarks

Pub Rmks: **Discover the joy of effortless living in this charming villa nestled in the vibrant Riverbend community. Proudly standing as a beacon of comfort and convenience, this villa is a perfect blend of spacious design and updated amenities. Step inside and be greeted by a flood of natural light illuminating a seamless layout that unites the living room, dining area, and a updated kitchen. Equipped with newer appliances and cabinets, the kitchen makes every meal a delight. The inviting primary bedroom, complete with a walk-in closet and an ensuite bath, ensures your private sanctuary is functional. The additional bedroom on the main floor provides ample space for family guests or an office/den. But wait, there's more! Dive into the book you've been ignoring or start that hobby you've been putting off in the expansive partially finished basement. Featuring a cozy bedroom, full bathroom, a tidy workshop, and plenty of open space, the lower level is your canvas waiting for a splash of creativity. Outside, life gets even better. The expanded covered rear deck offers a splendid gathering for those leisurely Sunday brunches or vibrant evening barbecues. And the best part? Say goodbye to the weekend chore list - snow removal and landscaping are taken care of! This unit does need a little TLC , paint and some flooring. Located mere moments from essential local amenities such as grocery stores, eateries, and postal services, this villa not only provides a comfortable living space but also guarantees a connected and convenient lifestyle. So, if you're looking for a home that blends relaxation, convenience, your search might just end here. Welcome home to hassle-free living!**

Inclusions: **None**
Property Listed By: **RE/MAX Landan Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







