



THE
A-TEAM

**RE/MAX
FIRST**

57 RIVERCREST Close, Calgary T2C 4H4

MLS®#: **A2163613**

Area: **Riverbend**

Listing Date: **09/07/24**

List Price: **\$570,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**

Finished Floor Area

Abv Sqft: **949**

Low Sqft:

Ttl Sqft: **949**

Lot Information

Lot Sz Ar: **3,584 sqft**

Lot Shape:

DOM

12

Layout

Beds: **5 (3 2)**

Baths: **2.5 (2 1)**

Style: **Bi-Level**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Cul-De-Sac,Lawn,Garden,Low Maintenance Landscape,Private,Rectangular Lot Off Street

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Garden,Private Entrance,Private Yard,Storage**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Laminate,See Remarks,Vinyl**
Water Source:
Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Freezer,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Separate Entrance,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`7" x 6`5"	Living Room	Main	15`0" x 12`6"
Eat in Kitchen	Main	10`3" x 11`1"	Pantry	Main	2`9" x 2`0"
4pc Bathroom	Main	9`0" x 4`11"	Bedroom	Main	9`0" x 9`0"
Bedroom	Main	10`8" x 8`11"	Bedroom - Primary	Main	12`0" x 11`0"
Walk-In Closet	Main	4`11" x 4`10"	2pc Ensuite bath	Main	4`11" x 4`10"
Bedroom	Basement	10`1" x 10`1"	Family Room	Basement	10`9" x 27`2"
4pc Bathroom	Basement	10`9" x 5`2"	Bedroom	Basement	10`9" x 6`6"
Furnace/Utility Room	Basement	10`9" x 8`11"			

Title:
Fee Simple
 Legal Desc:

9310664

Zoning:
R-C2

Remarks

Pub Rmks:

Welcome to your new home, where COMFORT, CONVENIENCE, AND VERSATILITY converge in a RARE BI-LEVEL GEM nestled on a serene cul-de-sac. With OVER 1,694 SQ/FT OF DEVELOPED AREA, this beautifully maintained property offers a UNIQUE OPPORTUNITY FOR BOTH GROWING FAMILIES AND RETIREES seeking single-level ease without compromising on space or style. Upon entering this inviting home, you'll immediately appreciate the OPEN, AIRY DESIGN AND ABUNDANT NATURAL LIGHT that floods the main living areas. The heart of the home features a spacious, bright living area with an OPEN-TO-BELOW FEATURE that enhances the sense of openness and connection between levels. The main floor is thoughtfully laid out with THREE WELL-SIZED BEDROOMS, including a primary suite complete with a 2-piece ensuite, a walk-in closet, and an expansive window to let in the morning sun. The eat-in kitchen offers a warm, welcoming atmosphere with a pantry and ample counter space. The lower level of this bi-level home is a STANDOUT, BOASTING A VAST FLEX/FAMILY AREA. It also includes TWO ADDITIONAL GENEROUSLY SIZED BEDROOMS WITH LARGE WINDOWS, a full bathroom, and a SEPARATE BASEMENT ENTRANCE—IDEAL FOR MULTIGENERATIONAL FAMILIES OR POTENTIAL CONVERSION*subject to the approval and permitting of the City. The EXTERIOR FEATURES A FLAT, RECTANGULAR BACKYARD with convenient access from a PAVED BACK LANE, enhancing both privacy and accessibility. Recent upgrades to the home include a NEW HOT WATER TANK, UPDATED ASPHALT SHINGLES, A NEARLY NEW WASHER AND DRYER, FRESH PAINT, AND UPDATED PLUMBING FIXTURES, ensuring modern comfort and peace of mind. To top it all off, the sellers are generously including LAMINATE FLOORING FOR THE EXPANSIVE BASEMENT FAMILY ROOM, allowing you to put your PERSONAL TOUCH on this already wonderful space. This home not only glows with PRIDE OF OWNERSHIP but also presents an EXCEPTIONAL OPPORTUNITY FOR THOSE SEEKING A BLEND OF FUNCTIONALITY, COMFORT, AND FUTURE POTENTIAL. Don't miss your chance to make this remarkable property your own. Contact us today to schedule a viewing and experience this RARE BI-LEVEL HOME'S UNIQUE CHARM AND POTENTIAL.

Inclusions:
 Property Listed By:

**Deepfreeze (located in utility/laundry area). Detached Shed (located in the backyard).
 RE/MAX iRealty Innovations**

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













57 RIVERCREST CLOSE SE, CALGARY, AB

NEARBY AMENITIES

GROCERY STORES

- Nearest grocery stores:
 - Sobeys - Riverbend** 4.1
 - 4018 18 St SE, Calgary
 - 0.8 km • 12 mins
 - FreshCo Ogden Calgary** 4.1
 - 2400 18 St, Calgary
 - 1.8 km • 4 mins
 - Bella Food Store** 4.7
 - 2404 Ogden St SE, Calgary
 - 2.4 km • 8 mins

CAFES

- Nearest cafes:
 - Café Jindo** 4.7
 - 4024 Macleod Trail SE #13, Calgary
 - 2.8 km • 12 mins
 - Stay Café** 4.8
 - 4024 Macleod Trail SE, Calgary
 - 3.5 km • 12 mins
 - Feel Good Café** 4.8
 - 4024 Macleod Trail SE #103, Calgary
 - 2.5 km • 8 mins

RESTAURANTS

- Nearest restaurants:
 - Bento Bush** 0
 - 2001 St. James St SE, Calgary
 - 0.8 km • 3 mins
 - Riverbend Patisserie House aka Patis Patis** 4.5
 - 4038 18 St SE #232, Calgary
 - 0.2 km • 0 mins
 - Sageon Meats** 4.4
 - 4038 18 St SE #238, Calgary
 - 0.4 km • 0 mins

PARKS

- Nearest parks:
 - Riverbend Park** 0
 - Calgary
 - 0.2 km • 3 mins
 - Silverstone Park** 4.8
 - 40 Weststone Crescent SE, Calgary
 - 0.1 km • 2 mins
 - George Moss Park** 4.4
 - 725 25 St SE, Calgary
 - 2.8 km • 8 mins

57 RIVERCREST CLOSE SE, CALGARY, AB

NEARBY SERVICES

SCHOOLS

- PUBLIC** Separate **DRIVING**
 - Private**
 - Nearest elementary school:
 - Riverbend School**
 - 45 Rivervalley Oaks SE, Calgary
 - 1.6 km • 4 mins
 - Nearest junior high school:
 - Shawwood School**
 - 228 66 Avenue SE, Calgary
 - 3.1 km • 6 mins
 - Nearest high school:
 - Lord Strathcona High School**
 - 5209 Fairmount Drive SE, Calgary
 - 8.3 km • 3 mins
- Powered by MapGen - November 2022

HOSPITAL

- Nearest hospital:
 - Acadia Medical Clinic & Walk-In Practice**
 - 152-460 Acadia Dr SE, Calgary
 - 5.4 km • 10 mins

TRANSIT

- PUBLIC** **DRIVING**
- Nearest bus stop:
 - W1 Riverglen Dr @ Rivercraft Ct SE**
 - 0.3 km • 1 min
- Nearest LRT station:
 - Chinook LRT Station EB**
 - 0.8 km • 10 mins

POUCE

- Nearest police station:
 - Calgary Police Service District 8 - Fairview**
 - 8328 Bonaventure Dr SE, Calgary
 - 7.7 km • 3 mins

FIRE STATION

- Nearest fire station:
 - Ogden Fire Station No. 9**
 - 401 78 Ave SE, Calgary
 - 3.1 km • 7 mins