



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 RIVERSIDE Crescent, Calgary T2C 3Y1**

MLS® #: **A2165569**

Area: **Riverbend**

Listing Date: **09/14/24**

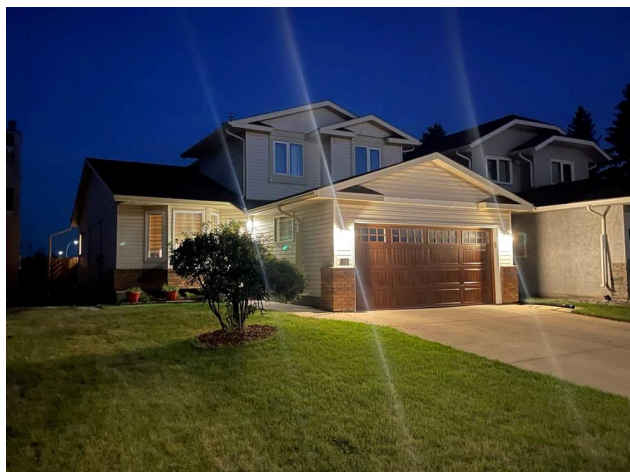
List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1990**  
Lot Information  
Lot Sz Ar: **5,468 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,827**  
Low Sqft:  
Ttl Sqft: **1,827**

DOM

**5**  
Layout  
Beds: **5 (4 1)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **4**

Access:

Lot Feat: **Fruit Trees/Shrub(s), Few Trees, Garden, Landscaped, Street Lighting, Rectangular Lot, See Remarks, Views**  
Park Feat: **Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas**  
Sewer:  
Ext Feat: **Barbecue, Garden, Playground, Storage**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings**  
Int Feat: **Bookcases, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	10`6" x 8`1"
Living Room	Main	12`4" x 11`11"
Dining Room	Main	11`5" x 10`4"
Office	Lower	8`10" x 9`4"
Bedroom - Primary	Upper	13`2" x 12`0"

Room	Level	Dimensions
Furnace/Utility Room	Lower	12`10" x 8`0"
Kitchen	Main	15`0" x 11`11"
Family Room	Main	15`7" x 12`11"
Laundry	Main	6`10" x 5`1"
Bedroom	Upper	13`0" x 9`1"

Bedroom  
Game Room  
2pc Bathroom  
4pc Bathroom

Upper  
Lower  
Main  
Upper

11`6" x 8`11"  
15`2" x 13`8"  
5`6" x 5`0"  
7`5" x 4`11"

Bedroom  
Bonus Room  
4pc Bathroom

Lower  
Lower  
Upper

9`10" x 9`5"  
21`6" x 11`1"  
9`7" x 5`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9010747**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Here is the AMAZING opportunity for the SMART BUYER to "snatch", THIS INCREDIBLE 5 bedroom (4+1) hidden gem, backing onto Riverbend Park and steps away from river pathways. Your NEW HOME is located in Riverbend, a community close to major shopping malls, businesses, schools, downtown, ZOO, even Calgary airport is only 20 min away. This "MOVE-IN" ready home, is well maintained: you will be pleased with numerous upgrades: a spacious main floor features, vaulted ceilings, gleaming hardwood floors, lots of windows provide a grand appearance with an ample of natural light during the day. Large living room with dining area, family room, with wood burning fireplace, surrounded with tiles, bedroom (currently used as an office), laundry room, 2 pcs bathroom and bright kitchen with nook complete main floor. A vivid kitchen is complemented with maple cherry kitchen cabinets, granite countertops, and NEW stainless steel FRIDGE, STOVE, microwave. Upper level: 3 bedrooms; good size master bedroom comes with 4 pcs en-suite and jetted tub, while steam shower is located in main bathroom. Fully developed basement comes with fifth bedroom, big media room, rec room, storage and utility room where you will find new, high efficiency furnace and water tank.. Just to mention that majority of windows are replaced a couple of years ago. South exposed backyard is a story for itself: beautiful, peaceful, with big private deck, and the view of park are just features that are hard to find, even in a "million dollar homes". Lastly double attached garage is insulated and drywalled, comes with 2 years old door... Don't miss it: THIS place won't last long ....**

Inclusions:  
Property Listed By:

**office main floor book case, living room TV (with brackets), garden shed, BBQ, basement fridge (good working condition)  
Diamond Realty & Associates LTD.**

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







