



THE
A-TEAM

**RE/MAX
FIRST**

73 RIVERWOOD Crescent, Calgary T2C 4B2

MLS®#: **A2166431**

Area: **Riverbend**

Listing Date: **09/18/24**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**

Lot Information

Lot Sz Ar: **4,499 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,714**
Low Sqft:
Ttl Sqft: **1,714**

DOM

1
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Gentle Sloping,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Rain Gutters,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Ceiling Fan(s),Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`5" x 14`6"
Kitchen	Main	17`7" x 12`0"
Foyer	Main	9`0" x 7`10"
Bedroom - Primary	Second	13`11" x 17`3"
Bonus Room	Second	11`5" x 14`8"
Bedroom	Second	9`5" x 11`10"
Game Room	Basement	17`2" x 16`11"

Room	Level	Dimensions
Dining Room	Main	13`1" x 6`11"
Laundry	Main	5`4" x 6`7"
2pc Bathroom	Main	7`0" x 3`0"
3pc Ensuite bath	Second	8`0" x 5`0"
Bedroom	Second	9`4" x 12`10"
4pc Bathroom	Second	8`0" x 4`11"
Guest Suite	Basement	11`2" x 7`7"

3pc Bathroom

Basement

10`8" x 7`1"

Furnace/Utility Room
Legal/Tax/Financial

Basement

10`6" x 14`1"

Title:
Fee Simple
Legal Desc:

9111979

Zoning:
R-C2

Remarks

Pub Rmks:

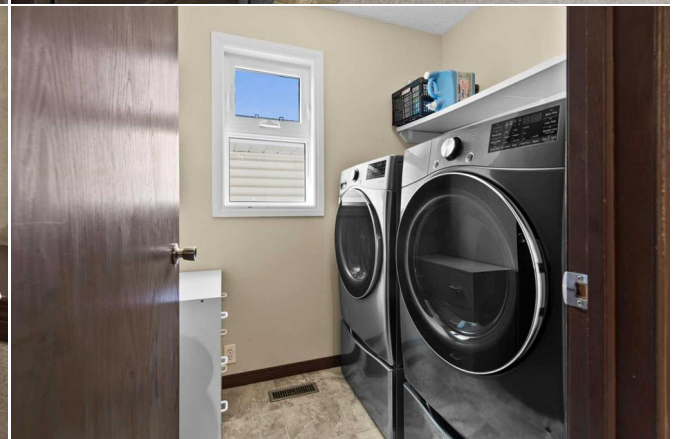
Exceptional 1714 sqft two storey 3 bedroom family home in the popular community of Riverbend! Spacious & open floor plan in modern neutral colours throughout. Beautiful kitchen with sleek Corian countertops, tile backsplash, stainless steel appliances and corner pantry. The living room features a Rundle stone faced wood burning fireplace and hardwood floors. Convenient main floor laundry room with newer washer and dryer (2022). All windows have been replaced from the originals. Step upstairs to a functional bonus room that can be used in a multitude of ways. The expansive primary bedroom has 2 closets and a 3 piece ensuite. 2 additional large bedrooms and 4 piece bathroom complete the upper floor. Head downstairs to the massive recreation room with built in cabinet, electric fireplace and roughed in speakers for your home theatre. There is also a den that has been previously used as a bedroom, a 3 piece bathroom and utility room that adds a storage space. The furnace was replaced with a high efficiency model in 2011 and the hot water tank is 5 years old. Double attached garage with newer opener and belt (2022). Host BBQs for family and friends on the sizeable deck in your private backyard! 2 storage sheds are included. Paved back alley. Parks, walking paths, schools, shopping and restaurants are all nearby! Call your realtor today to view this remarkable property!

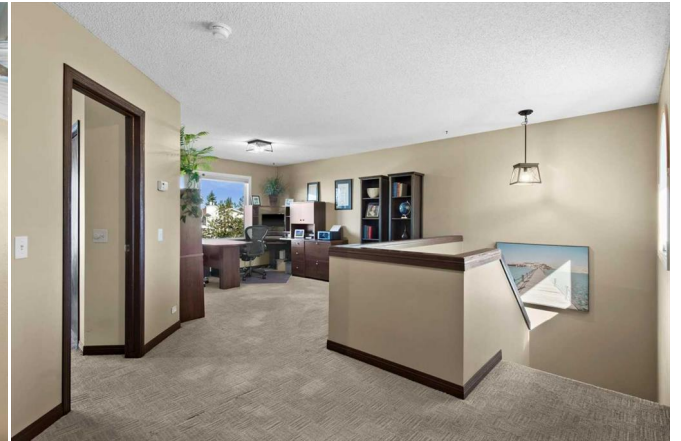
Inclusions:
Property Listed By:

2 Storage Sheds (backyard and sideyard)
Royal LePage Solutions

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











73 Riverwood Crescent SE, Calgary, AB

Main Floor: Exterior Area 730.60 sq ft
Interior Area 882.26 sq ft
Excluded Area 462.00 sq ft



PREPARED: 2024/09/17

White regions are excluded from total floor area in KUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

73 Riverwood Crescent SE, Calgary, AB

2nd Floor: Exterior Area 363.04 sq ft
Interior Area 891.39 sq ft



PREPARED: 2024/09/17

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73 Riverwood Crescent SE, Calgary, AB

Basement (Below Grade): Exterior Area 520.16 sq ft
Interior Area 437.76 sq ft
Excluded Area 155.13 sq ft



PREPARED: 2024/09/17

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