



THE
A-TEAM

**RE/MAX
FIRST**

134 RIVERWOOD Crescent, Calgary T2C 4E9

MLS®#: **A2167010**

Area: **Riverbend**

Listing Date: **09/19/24**

List Price: **\$599,900**

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: **4,380 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,464**
Low Sqft:
Ttl Sqft: **1,464**

DOM

0
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,Low Maintenance Landscape,Landscaped,Level,Street Lighting,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **No Smoking Home,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`6" x 5`2"
Family Room	Main	13`9" x 10`11"
Kitchen	Main	11`0" x 10`4"
4pc Bathroom	Second	7`6" x 5`0"
Bedroom	Second	10`9" x 8`11"
Bedroom - Primary	Second	14`8" x 11`11"
Bedroom	Basement	10`7" x 10`2"

Room	Level	Dimensions
Dining Room	Main	11`1" x 8`8"
Foyer	Main	5`11" x 5`2"
Living Room	Main	15`5" x 9`11"
4pc Ensuite bath	Second	9`9" x 5`0"
Bedroom	Second	11`7" x 9`11"
3pc Bathroom	Basement	7`3" x 6`11"
Game Room	Basement	25`10" x 12`10"

Storage
Furnace/Utility Room

Basement
Basement

5`10" x 4`8"
7`11" x 5`4"

Storage
Legal/Tax/Financial

Basement

11`0" x 10`5"

Title:
Fee Simple
Legal Desc:

9212216

Zoning:
R-C2

Remarks

Pub Rmks:

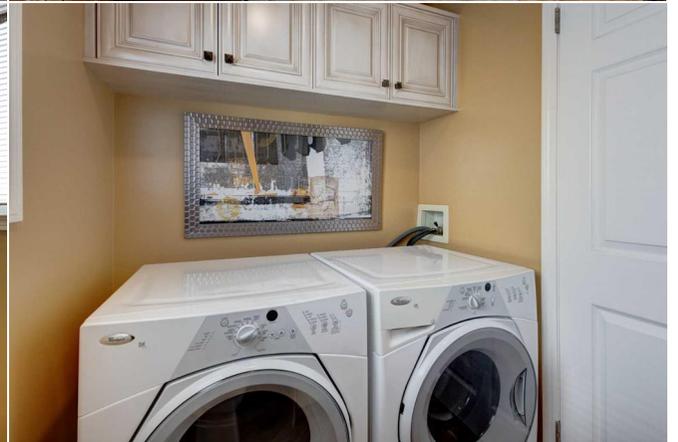
If you're looking for a well-cared for family home in an amazing location, you've come to the right place! Additional features include a fantastic kitchen with custom cabinets and a new stainless steel fridge, granite countertops, hardwood floors on the main level, 4 bedrooms, 4 bathrooms, a wood burning fireplace, new high efficiency furnace in December of 2023, new roof in 2015, huge 16 x 12 deck (duradeck) in the backyard. All this can be found on a corner lot on one of the best streets in Riverbend. Speaking of location, you're a short walk to Carburn Park and the Bow River, and you have great access to Glenmore Trail, Deerfoot Trail, and the Ring Road too, in case you want to head out of town to the mountains. Downtown is only about 10 minutes away. Better book your showing quick, as this lovely home won't last long!

Inclusions:
Property Listed By:

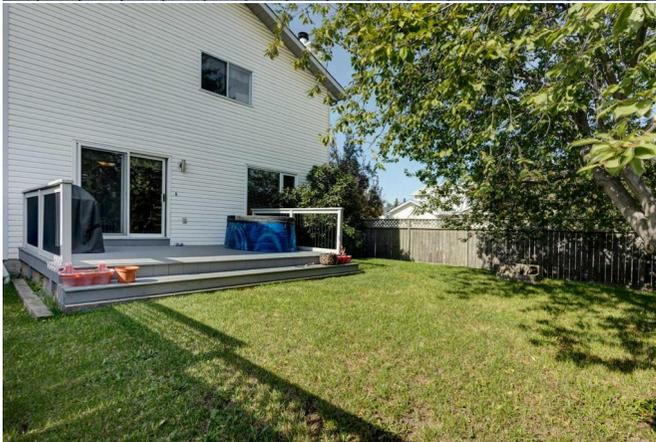
n/a
Real Estate Professionals Inc.

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











134 Riverwood Ct SE, Calgary, AB

Main Floor Exterior Area 778.93 sq ft
Interior Area 712.21 sq ft
Excluded Area 420.00 sq ft



0 2 4 6 ft PREPARED: 2024/09/18

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

134 Riverwood Ct SE, Calgary, AB

2nd Floor Exterior Area 695.01 sq ft
Interior Area 628.47 sq ft



0 2 4 6 ft PREPARED: 2024/09/18

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134 Riverwood Ct SE, Calgary, AB

Basement (Below Grade) Exterior Area 739.23 sq ft
Interior Area 652.76 sq ft



0 3 6 ft PREPARED: 2024/09/18

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