



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**155 RIVERCROFT CLOSE SE , Calgary T2C 3X1**

MLS®#: **A2175819**

Area: **Riverbend**

Listing Date: **11/19/24**

List Price: **\$595,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1990**

Finished Floor Area

Abv Sqft: **1,122**

Low Sqft:

Ttl Sqft: **1,122**

Lot Information

Lot Sz Ar: **1,243 sqft**

Lot Shape:

DOM

**2**

Layout

Beds: **5 (3 2 )**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Garden**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shingle**  
Heating: **Forced Air**

Sewer:  
Ext Feat: **Balcony,Garden,Private Yard,Storage**

Construction: **Other**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**  
Int Feat: **High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 9`4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 13`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 8`7"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>11`3" x 9`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 9`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`5" x 17`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`8" x 13`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`11" x 8`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`6" x 11`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`7" x 9`11"</b>	<b>Laundry</b>	<b>Basement</b>	<b>6`2" x 11`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`5" x 34`1"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>5`3" x 8`9"</b>

Title: **Fee Simple**  
Legal Desc: **8911242**

Zoning: **R-C1**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY and SUNDAY from 1pm - 3pm! BRAND NEW ROOF (Nov2024)! Welcome to this spacious and versatile 5-bedroom, 3-full-bathroom bi-level home in the desirable community of Riverbend! With over 2100 square feet of developed living space, a fresh coat of paint throughout, and a top-to-bottom cleaning, this property is move-in ready and perfect for first-time buyers, growing families, or savvy investors. The main floor features an open concept with a bright living room and high ceilings, creating an airy, open feel. The kitchen shines with stainless steel appliances and freshly finished countertops, making them look brand new. The primary bedroom even includes a convenient laundry chute to simplify laundry day. Outside, enjoy the private yard—ideal for relaxing or entertaining. The home’s bi-level design includes a separate entrance to the fully developed basement, providing the ideal setup for an income-generating property. Located close to all amenities, parks, schools, transit, and only 15 minutes from downtown, this property combines convenience, comfort, and investment potential. Don’t miss this unique opportunity to own a flexible property in a fantastic location with plenty of space for family or rental income! Book your showing today!**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Mission Real Estate**

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





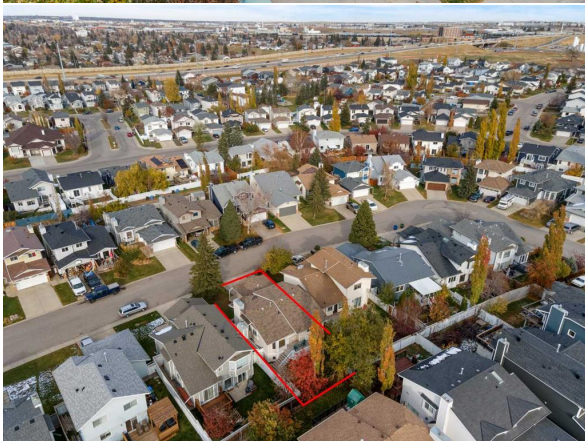
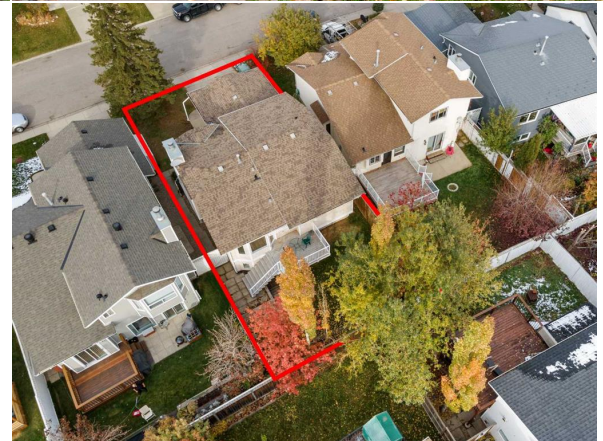












**155 Rivercroft Close SE, Calgary, AB**

Main Floor: Eastport Area 1122-21 sq ft  
 Enclosed Area 375.55 sq ft



PREPARED: 2024/10/28



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



155 Rivercroft Close SE, Calgary, AB

Basement (Below Grade) Exterior Area 1025.59 sq ft



PREPARED 2024/10/28



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.