



THE
A-TEAM

**RE/MAX
FIRST**

80 RIVERCREST Crescent, Calgary T2C 4J7

MLS®#: **A2183175** Area: **Riverbend** Listing Date: **12/12/24** List Price: **\$499,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **3,638 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Rectangular Lot**
 Park Feat: **None**

DOM

9
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Asphalt**
 Heating: **Central**
 Sewer:
 Ext Feat: **Fire Pit**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Bar,Closet Organizers,Laminate Counters,No Smoking Home,Soaking Tub,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`2" x 14`3"	Kitchen	Main	7`10" x 8`3"
Living Room	Main	11`3" x 13`11"	4pc Bathroom	Upper	7`5" x 6`1"
4pc Ensuite bath	Upper	7`5" x 9`3"	Bedroom	Upper	7`8" x 11`8"
Bedroom - Primary	Upper	16`4" x 12`2"	Family Room	Lower	18`6" x 26`5"
Den	Basement	17`10" x 13`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9312034

Zoning:
R-CG

Remarks

Pub Rmks:

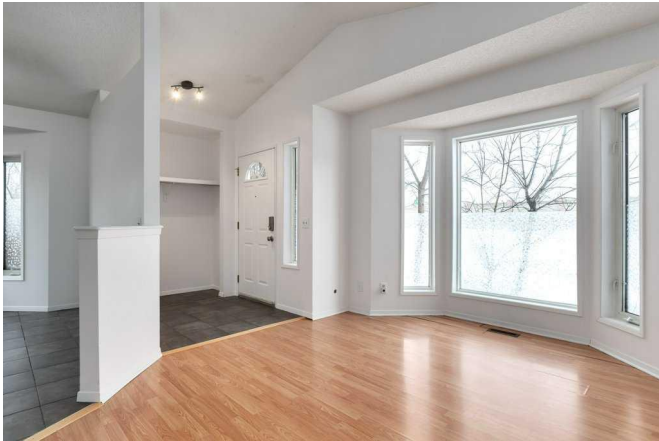
Start the new year in your dream home—why wait when this incredible opportunity is fresh on the market? Nestled on a spacious corner lot in a quiet cul-de-sac, this charming 4-level split is ready for a new family to make it their own. Step inside to be greeted by vaulted ceilings, large windows, and a thoughtfully designed layout. Freshly painted in a neutral palette, the home provides a perfect canvas for your personal style. The tiled kitchen offers ample cabinet space, stainless steel appliances, and adjoins a generous dining area, also tiled, creating a functional hub for family meals and entertaining. Upstairs, the primary bedroom impresses with its size and features a 4-piece ensuite, while a second bedroom and additional 4-piece bathroom complete the level. The lower level is an entertainer's dream, with a spacious recreation room featuring a wood-burning fireplace, a built-in bar, and sliding doors leading to the backyard. There's also a rough-in for a washroom, offering easy potential for future customization. The basement provides even more versatility with a large den, laundry, and plenty of storage. Backyard access is convenient with both a side door off the dining area and a walk-out from the lower level. Outside, you'll find a wrap-around deck, mature trees, and a cozy fire pit, perfect for outdoor gatherings. Recent updates include a new furnace with AC (2017), hot water tank, roof, and fencing (2019), ensuring peace of mind. Located close to fantastic amenities and offering easy access in and out of the city, this home is truly a must-see. Don't miss your chance—book a showing today!

Inclusions:
Property Listed By:

**Air Conditioner, Shed, All extra cabinets as seen at time of showing.
CIR Realty**

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













80 Rivercrest Crescent SE, Calgary, AB

Main Floor Exterior Area 449.95 sq ft



PREPARED: 2024/12/11

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

80 Rivercrest Crescent SE, Calgary, AB

2nd Floor Exterior Area 557.45 sq ft

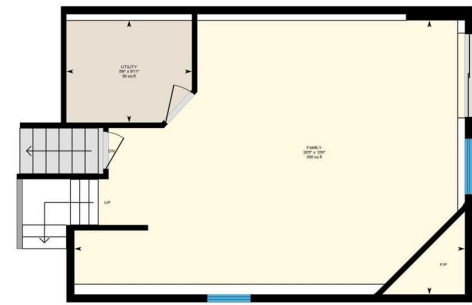


PREPARED: 2024/12/11

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Lower Floor (Below Grade) Exterior Area 527.26 sq ft



PREPARED: 2024/12/11

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Basement (Below Grade) Exterior Area 431.86 sq ft
Excluded Area 18.66 sq ft



PREPARED: 2024/12/11

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