



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**59 RIVERCREST Crescent, Calgary T2C4H5**

MLS®#: **A2195115**

Area: **Riverbend**

Listing Date: **02/20/25**

List Price: **\$600,000**

Status: **Active**

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: **3,132 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,110**  
Low Sqft:  
Ttl Sqft: **1,110**

DOM

**2**

Layout

Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**  
Park Feat: **Double Garage Detached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **No Animal Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 11`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`2" x 8`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`0" x 3`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 8`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`5" x 4`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>15`3" x 11`7"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 11`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`0" x 4`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 11`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`11" x 8`10"</b>
<b>Family Room</b>	<b>Basement</b>	<b>20`4" x 11`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9310664**

Remarks

Pub Rmks:

**OPEN HOUSE: SATURDAY, FEBRUARY 22 2-4PM. Welcome to this beautifully maintained two-story home in the sought-after community of Riverbend. Featuring a new roof and siding (2024), this 3 bedrooms, 1.5 bathrooms, and a warm, inviting atmosphere, this home is perfect for families, professionals, or first-time buyers. Step inside to discover a bright and open living area, featuring rich laminate floors, large windows, and a stunning wood-burning stone fireplace—the perfect place to cozy up on chilly evenings. The adjacent dining space is ideal for hosting gatherings, complete with elegant lighting and a welcoming ambiance. The kitchen is a chef's delight, boasting light wood cabinetry, granite countertops, stainless steel appliances, and a classic subway tile backsplash. Double patio doors lead to the spacious west-facing backyard deck, ideal for summer BBQs and outdoor relaxation. Upstairs, the primary bedroom offers a peaceful retreat with a bay window and ample closet space. Two additional bedrooms provide flexibility for family, guests, or a home office. A full bathroom completes the upper level, while a main floor powder room adds convenience. The west-facing backyard is a true highlight, featuring a large deck and full fencing, creating a private outdoor space perfect for enjoying the afternoon sun. Additional features include a double detached garage and updated lighting. Located in a family-friendly neighborhood, this home is just minutes from parks, schools, shopping, and the Bow River pathways. With easy access to Deerfoot Trail and downtown Calgary, it provides the perfect balance of suburban charm and urban convenience. Don't miss this incredible opportunity—schedule your showing today**

Inclusions:  
Property Listed By:

**NA**  
**Century 21 Masters**

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





