



## 12 Rivervalley Drive Calgary Alberta

\$524,900

Located in the community of Riverbend, this two-storey home offers both space and potential. The main floor features a bright layout with plenty of windows, a functional kitchen, living/dining area, main floor laundry and a convenient half bathroom. Upstairs, you'll find three bedrooms and a full bathroom. The basement has a separate entrance and an illegal suite complete with its own kitchen, laundry, and living space - perfect as a mortgage helper or for extended family. Outside, there's a detached double garage with high ceilings which could accommodate a lift/hoist and a private yard. This home is close to parks, shopping, schools, the community centre, and just a short walk to the river pathways. With some updates, it can be transformed into a fantastic family home or investment property. (id:6769)

3pc Bathroom Measurements not available

Living room 4.80 M x 2.50 M

Kitchen 3.80 M x 3.30 M

Bedroom 3.10 M x 3.20 M

Dining room 4.10 M x 2.10 M

Living room 5.00 M x 4.10 M

Kitchen 3.60 M x 3.40 M

2pc Bathroom Measurements not available

Bedroom 2.70 M x 2.70 M

Bedroom 3.80 M x 2.60 M

Primary Bedroom 4.70 M x 3.30 M

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

<http://www.wirscherealestate.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)