



## 26 Rivercrest Villas Calgary Alberta

\$499,900

Welcome to the FAMILY-FRIENDLY community of Rivercrest Villas. This 1,250+ SqFt bungalow (above grade) is the perfect place to call home. Whether you are looking to age in place or seeking a convenient, LOW-MAINTENANCE home, Rivercrest Villas is for you. As you walk inside, you will feel the cool breeze from your AIR-CONDITIONED HOME. Inside the front entrance, you are greeted by a bright, south-facing secondary bedroom (or office) with a NEW WINDOW. Down the hall, you enter the open-concept kitchen WITH NEWER APPLIANCES and dining area, perfect for hosting family dinners of any size. At the back of the main floor is your VERY LARGE master bedroom, complete with an en-suite and walk-in closet. Rounding out the main floor are your convenient main-floor laundry and half bathroom. Downstairs is the perfect space to make your own. A very large, FULLY FINISHED open basement, which could be converted into a third bedroom or used as a family games room, awaits your creative touch. The basement also features a second FULL bathroom. The mechanical room is heavily updated with a BRAND NEW high-efficiency furnace and hot water tank. New insulation has also been blown into the attic! In addition to this incredible home, you have one of the few homes with a DOUBLE-CAR garage, complete with a new overhead door (2021). Beyond the home's features, you are only a 150-meter walk from every amenity possible at RIVERBEND CENTRE (grocery, restaurants, banks, gym, etc.). A 2-minute drive to Glenmore Tr and 4 minutes to Deerfoot Tr make commuting anywhere in the city a breeze. Call your favorite Realtor today to book a showing. (id:6769)

4pc Bathroom 8.08 Ft x 5.08 Ft

Recreational, Games room 29.42 Ft x 23.08 Ft

Furnace 21.00 Ft x 29.00 Ft

2pc Bathroom 5.33 Ft x 8.83 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Bedroom 10.08 Ft x 16.75 Ft

Kitchen 15.92 Ft x 13.67 Ft

Living room 19.17 Ft x 18.00 Ft

Primary Bedroom 15.67 Ft x 15.00 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Mission Real Estate



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
cm.mackenzie@shaw.ca