



## 78 Rivercrest Villas Calgary Alberta

\$475,000

**\*\*Charming Villa Bungalow in Riverbend - Perfect for Downsizers!\*\*** Welcome to your dream home in the sought-after community of Riverbend! This delightful 2-bedroom, 2-bathroom villa bungalow is the ideal retreat for those looking to downsize without compromising on comfort and style. Featuring a single car attached garage, this residence has been tastefully updated to meet modern living needs. Step inside to discover a beautifully renovated kitchen, complete with contemporary cabinets, stunning quartz countertops, and all stainless steel appliances. The kitchen seamlessly flows into the inviting dining area, and further into the spacious living room bathed in natural light from the south-facing yard. Enjoy the outdoors on your covered deck, perfect for relaxing on sunny days without the worry of harsh rays. The generous primary bedroom easily accommodates a full bedroom set and boasts an updated 3-piece ensuite for your convenience. The second bedroom, conveniently located at the front of the home, is ideal for guests and is serviced by a separate 3-piece bathroom. For added convenience, the main floor laundry with washer and dryer is perfectly situated for everyday use. The unfinished basement presents a wonderful opportunity for customization, featuring rough-in plumbing and ample space to bring your creative vision to life. This fantastic villa is ideally located near shopping, restaurants, a medical center, and banking services, with quick access to Deerfoot for easy commuting. Don't miss out on this exceptional opportunity--book your showing today and start enjoying the lifestyle you deserve in Riverbend! (id:6769)

Living room 15.00 Ft x 14.83 Ft

Kitchen 10.50 Ft x 10.50 Ft

Dining room 14.08 Ft x 8.92 Ft

Primary Bedroom 14.33 Ft x 11.92 Ft

Other 7.50 Ft x 4.92 Ft

3pc Bathroom 7.58 Ft x 6.00 Ft

Bedroom 13.50 Ft x 10.92 Ft

Foyer 9.00 Ft x 4.08 Ft

Other 6.00 Ft x 3.08 Ft

Laundry room 8.42 Ft x 5.08 Ft

2pc Bathroom 8.42 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
Greater Property Group

<http://www.calgaryluxuryhomesearch.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)