



24 Rivervalley Crescent Calgary Alberta

\$550,000

Welcome to this spacious detached home in the highly sought-after Riverbend community, offering tremendous investment potential and an excellent location! This family-friendly neighborhood is just steps away from schools, shopping, parks, transit, and major highways, making it a perfect choice for buyers and investors alike. The main floor features a functional and bright layout, including a well-sized kitchen with an eating area, a formal dining space, and a cozy living room with a gas fireplace. A convenient powder room completes the level. Upstairs, you'll find three generously sized bedrooms and two full bathrooms. The primary suite includes a walk-in closet and a private ensuite with a stand-up shower, providing a perfect retreat. The finished basement adds even more value with additional living space—ideal for a rec room, home office, or extra storage. Plus, it features a bathroom rough-in, offering the potential to add a full bathroom with ease. Step outside to the private backyard, complete with a newer vinyl fence and deck—a perfect setting for outdoor relaxation and entertaining. While the home is clean and well-kept, it offers fantastic potential for modernization, making it a great opportunity to renovate and build equity. Key updates already completed include a new roof (2023), furnace (2007), and hot water tank (2018), ensuring peace of mind. Call today to book your private viewing and explore the potential! (id:6769)

Den 15.50 M x 15.83 M

Laundry room 7.75 M x 6.42 M

Recreational, Games room 9.25 M x 16.08 M

Furnace 11.58 M x 6.08 M

2pc Bathroom 4.83 M x 4.83 M

Dining room 9.67 M x 7.58 M

Kitchen 9.92 M x 13.67 M

Living room 22.00 M x 11.33 M

3pc Bathroom 8.17 M x 5.50 M

4pc Bathroom 8.25 M x 5.00 M

Bedroom 9.75 M x 17.58 M

Bedroom 8.33 M x 17.83 M

Primary Bedroom 13.42 M x 11.25 M

Listing Presented By:



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<https://danielmedina.ca/>

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