



# 72 Riverstone Crescent Calgary Alberta

\$574,900

Calling all renovators and flippers! This bi-level home in SE Calgary is brimming with potential and just waiting for your vision. With a separate entrance to the basement, this property offers endless possibilities for customization. The main floor boasts vaulted ceilings, adding a sense of space and light to the open living areas. There are 3 bedrooms, including a primary bedroom with a 4-piece ensuite and a walk-in closet. An additional 4-piece bathroom serves the other two bedrooms. The basement has even more to offer with 2 more bedrooms, a storage room, and a flex space that was once a kitchen and still has plumbing and electrical roughed in. Outside, the yard is a gardener's dream, filled with fruit trees, flowers, and plants. For the green thumb, there's a massive garden with 2 greenhouses, making it ideal for anyone who loves to grow their own produce. This home is perfect for someone looking to build sweat equity in a fantastic neighborhood close to shopping, schools, parks, and playgrounds. Plus, you'll have peace of mind knowing the roof was replaced in 2024. Don't miss this opportunity to create something special! (id:6769)

Bedroom 10.00 Ft x 14.00 Ft

Bedroom 18.00 Ft x 10.00 Ft

Storage 9.00 Ft x 9.00 Ft

Other 16.00 Ft x 11.00 Ft

4pc Bathroom Measurements not available

Dining room 10.50 Ft x 10.00 Ft

Eat in kitchen 16.00 Ft x 12.50 Ft

Living room 15.42 Ft x 9.83 Ft

Primary Bedroom 13.50 Ft x 12.00 Ft

Bedroom 10.00 Ft x 10.00 Ft

Bedroom 9.42 Ft x 10.33 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

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

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca