

# \$639,900 - 4 Rivervalley Crescent Se, Calgary

MLS® #A2229953

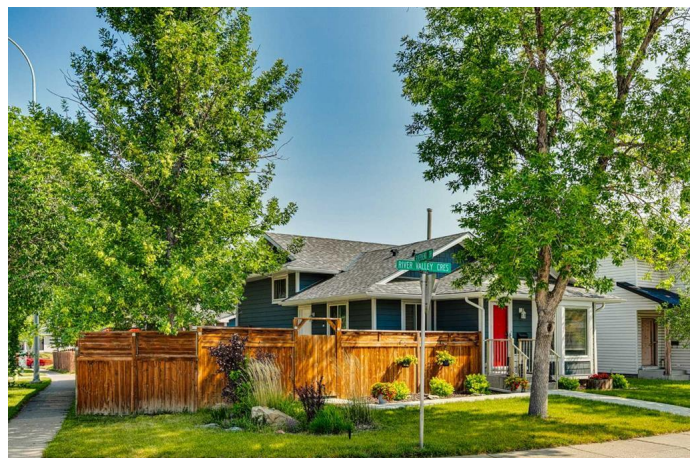
**\$639,900**

5 Bedroom, 2.00 Bathroom, 1,003 sqft

Residential on 0.12 Acres

Riverbend, Calgary, Alberta

OPEN HOUSE CANCELLED. Picture perfect, neat as a pin, and cute as a button! Meticulous owners have done just about everything that a person can do, to make this a super charming, irresistibly lovable and thoroughly updated home for you to call your own. From the ROOF to the HARDIE-BOARD siding, to the WINDOWS and CEILINGS, to the FLOORS, to the FURNACE and WATER HEATER – all the important parts of this property are new in the last 3 years (ask your realtor for the full list). The pairing of chic, subtle colors with gorgeous wide-plank engineered hardwood floors creates an atmosphere of sophistication and light-hearted playfulness that every family strives for. The home offers 3 bedrooms up and 2 more below, with 2 full bathrooms. New concrete walkways and fencing have created an intimate, cozy, west facing yard where you and your guests can linger over gorgeous sunsets. The deck boasts 2 gas line locations for BBQ™s or firepits. The cavernous 24x24 garage sits on a fantastic PAVED ALLEY, next to an awesome RV PARKING pad, and features 9+ feet ceilings. The entire garage is finished in plywood rather than drywall, so you can hang and store anything, anywhere. The garage also has a dedicated gas line connection at the ready for easy addition of a heater, if you so desire. Superbly located next to a lovely green space and just around the corner from convenient shopping, this quiet location puts you close to the river and bike paths, Carburn Park, Riverbend School and



Community Centre and also gives you easy access to major thoroughfares, so you can get where you need to go, quickly and efficiently. Call for your showing soon, so you don't miss your chance at one of the best opportunities Riverbend has to offer.

Built in 1983

**Essential Information**

MLS® #	A2229953
Price	\$639,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,003
Acres	0.12
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	4 Rivervalley Crescent Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3J9

**Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Parking Pad, RV Access/Parking, RV Gated
# of Garages	2

**Interior**

Interior Features	No Smoking Home, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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