

# \$529,900 - 71 Rivercrest Circle Se, Calgary

MLS® #A2252320

**\$529,900**

3 Bedroom, 2.00 Bathroom, 1,151 sqft

Residential on 0.08 Acres

Riverbend, Calgary, Alberta

Welcome to Rivercrest Circle! This home boasts a renovated main level with wide plank laminate flooring throughout, a stylish new kitchen with sleek full-height cabinetry, matte stainless steel appliances, an island with pots-and-pans drawers, garbage pull-out, and additional seating. The updated powder room, spacious front living room with bay window, and a generous dining area complete this bright and functional level. The stairwell and upper landing have been updated with modern spindles opening the hallway leading to the spacious primary bedroom with a large closet, two additional bedrooms, and the main bathroom. The developed basement adds even more living space with a large rec room, laundry area, and ample storage. Step outside to the west-facing backyard that includes deck with gazebo, shed, RV parking and plenty of room for a future garage if desired. With the roof, siding, furnace, and hot water tank all replaced in the last 5 years, you can move in knowing the big items are already taken care of. Ideally located on a quiet street, this home offers quick access to Glenmore and Deerfoot Trail, Downtown, and the Foothills Industrial area.

Built in 1992

## Essential Information

MLS® #                      A2252320

Price                         \$529,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,151       |
| Acres          | 0.08        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 71 Rivercrest Circle Se |
| Subdivision | Riverbend               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2C 4G4                 |

### Amenities

|         |                         |
|---------|-------------------------|
| Parking | RV Access/Parking, None |
|---------|-------------------------|

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Storage                          |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator |
| Heating           | Forced Air                                                      |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Finished, Full                                                  |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Vinyl Siding, Wood Frame                                                    |
| Foundation        | Poured Concrete                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 17                |
| Zoning         | R-CG              |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.