

\$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 | 6 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.