

# \$697,500 - 24 Riverside Crescent Se, Calgary

MLS® #A2259058

**\$697,500**

4 Bedroom, 4.00 Bathroom, 1,980 sqft

Residential on 0.12 Acres

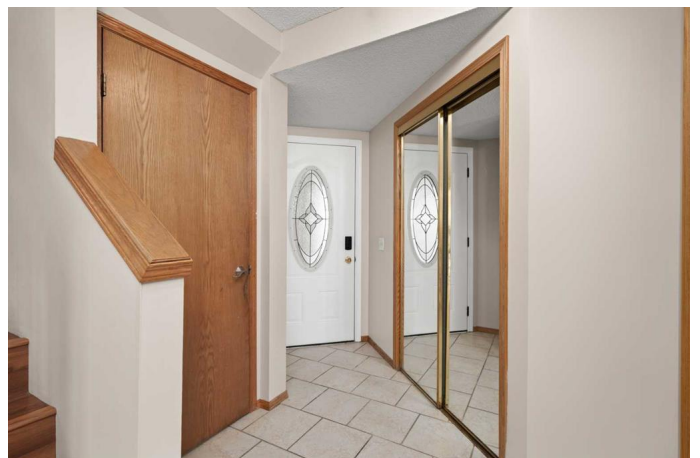
Riverbend, Calgary, Alberta

Welcome to this beautifully maintained home, perfectly situated in a friendly, family-oriented neighborhood and backing onto lush green space just steps from Carburn Park. Imagine paddle boarding on the lake, enjoying peaceful strolls along scenic pathways, or spending time outdoors with your dogs—nature is right at your doorstep. The active community vibe adds even more appeal, with residents often enjoying the large soccer field just behind the property.

This home has been lovingly cared for over the years, with key upgrades that add both convenience and efficiency. Highlights include brand new shingles (2023), a newer hot water tank and furnace, and solar panels added in 2024 for long-term energy savings. A double car garage, spacious driveway, and private yard provide practical, comfortable living while preserving the home's original character.

Everything you need is close by. A bus stop just minutes away takes you directly to Chinook Station in only 15 minutes—perfect for those who don't drive—while a nearby plaza features Sobeys, two gas stations, and a variety of shops and services to make daily life effortless.

Commuting is seamless with Glenmore and Deerfoot Trail just minutes away, yet you'll still enjoy the peace and serenity of a park-side setting. With thoughtful updates,



energy-saving features, and an unbeatable location, this home truly has it all. Don't wait—schedule your showing today and experience it for yourself!

Built in 1990

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259058    |
| Price          | \$697,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,980       |
| Acres          | 0.12        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 24 Riverside Crescent Se |
| Subdivision | Riverbend                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | t2c3y1                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator,                     |

|                 |                                       |
|-----------------|---------------------------------------|
|                 | Washer, Gas Stove                     |
| Heating         | Forced Air, Natural Gas, Fireplace(s) |
| Cooling         | None                                  |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas                                   |
| Has Basement    | Yes                                   |
| Basement        | Full                                  |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Other, Private Yard, Garden                                   |
| Lot Description   | Back Yard, No Neighbours Behind, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 42                   |
| Zoning         | R-CG                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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