

# \$739,900 - 12 Riverwood Crescent Se, Calgary

MLS® #A2206043

**\$739,900**

4 Bedroom, 4.00 Bathroom, 1,737 sqft  
Residential on 0.09 Acres

Riverbend, Calgary, Alberta

OPEN HOUSE Sun April 13th,  
3-5pm...Welcome to this beautifully upgraded home in the sought-after community of Riverbend, featuring 4 bedrooms, 3.5 bathrooms, and a thoughtfully designed layout perfect for families. The bright and spacious main floor offers both comfort and functionality, with a welcoming living room, a formal dining room, and a cozy family room complete with a fireplace—ideal for entertaining or relaxing. The upgraded kitchen is a chef’s dream, showcasing stainless steel appliances, granite countertops, a large island for meal prep or casual dining, and a generously sized pantry for all your storage needs. The main floor boasts new laminate flooring for a stylish yet durable finish, along with a convenient laundry room and a 2-piece bathroom for easy daily living. Upstairs, the second floor provides a tranquil retreat. The primary bedroom features a 4-piece ensuite bathroom, perfect for relaxing after a long day. Two additional bedrooms offer ample space for family or guests, and a shared 4-piece bathroom ensures convenience for all. The fully finished basement offers even more living space to suit your lifestyle. A versatile flex area can be used as a playroom, home office, or gym. The basement also features a theatre room equipped with a projector, screen, and home speakers, creating the ultimate setup for movie nights. Plush carpeting throughout adds warmth and comfort. Additionally, the basement includes an extra bedroom and



bathroom—ideal for hosting guests. Further upgrades include a newly installed furnace and electrical panel and the complete removal of Poly-B throughout the house for added peace of mind! Step outside to a fully fenced backyard designed for outdoor enjoyment. The spacious deck is perfect for summer BBQs and gatherings. The yard also features a dedicated trailer parking space, offering additional functionality for your lifestyle. The front of the home is enhanced by permanent outdoor lighting and the roof has been recently redone, adding ambiance and curb appeal. The home is complete with a 2-car attached garage, new air conditioner for year-round comfort, a Nest thermostat, and front and back door cameras for added convenience and security. Located in the vibrant community of Riverbend, this home provides the perfect blend of urban amenities and natural beauty. Enjoy the scenic Bow River pathways for walking, biking, or jogging, and take advantage of nearby schools, parks, and playgrounds. Riverbend also offers excellent shopping and dining options, along with quick access to major roadways, making it a highly desirable place to call home. Don't miss out on this stunning property!

Built in 1993

### **Essential Information**

MLS® #	A2206043
Price	\$739,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,737
Acres	0.09
Year Built	1993

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	12 Riverwood Crescent Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4B1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	3
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX Realty Professionals
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