

151 Rivercrest Close SE
Calgary, Alberta

MLS # A2230276



\$569,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,141 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Solar	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: none

Well cared for 2 storey home with many functional upgrades such as Solar system(2024), new roof(2023), new windows(2024), new furnace and air conditioning(2024), on demand hot water(2024), new fridge(24), new stove(24), new dishwasher(24), new washer/dryer(24), new toilets and sinks. Main level has a living rm with fireplace and decorative wood beam that matches the fireplace mantle, dining rm, kitchen with island and eating area, stainless steel appliances. Upper level has a spacious primary bedroom, 4 pce bath, 2 other bedrooms. Basement is developed with a large recreation room, 3-pce bath, furnace/laundry and storage room. West facing rear deck, maintenance free vinyl fencing in backyard, storage shed. Back lane and plenty of room for a double garage to be built. Close to bus routes, playgrounds. Please note interior furnishings are available for purchase also.