

24 Riverside Crescent SE
Calgary, Alberta

MLS # A2259058



\$700,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,980 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: Solar Panels on roof

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!