

\$550,000 - 31 Rivercrest Crescent Se, Calgary

MLS® #A2251919

\$550,000

4 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.13 Acres

Riverbend, Calgary, Alberta

Welcome to 31 Rivercrest Crescent SE â€“ a true gem in the heart of Riverbend, offering the perfect blend of location, space, and functionality for todayâ€™s family lifestyle.

This home is ideally situated, siding directly onto a beautiful park while also boasting one of the largest and most private backyards in the neighborhood. From the moment you arrive, youâ€™ll appreciate the charm and curb appeal, but itâ€™s once inside that the premium floor plan really shines. Offering a total of four bedrooms and two full bathrooms, this home is designed with family living in mind. The main level features hardwood floors, a spacious and sun-filled living room, a separate dining area perfect for hosting, and a large kitchen with plenty of space for cooking and gathering. Downstairs, the fully developed basement expands your living space with a massive recreation room ideal for movie nights, play space, or entertaining. The basement also includes a fourth bedroom and a full bathroom, making it perfect for teens, guests, or extended family. Step outside and prepare to be amazed â€“ this property has one of the best yards youâ€™ll find in Riverbend. Beautifully landscaped, the yard provides endless possibilities for outdoor fun and relaxation. It also features RV parking and more than enough space to build a garage while still maintaining an incredible amount of green space. Whether youâ€™re enjoying time inside with family or outside in your private oasis, this home has it all. With its



unbeatable location siding onto the park,
family-friendly layout, and exceptional yard,
this home truly is the perfect family home
youâ€™ve been waiting for!

Built in 1993

Essential Information

MLS® #	A2251919
Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.13
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	31 Rivercrest Crescent Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4H5

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Microwave, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot,
 Landscaped
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 27th, 2025
Days on Market 11
Zoning R-CG

Listing Details

Listing Office eXp Realty

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