

# \$545,000 - 188 Rivervalley Crescent Se, Calgary

MLS® #A2213431

**\$545,000**

4 Bedroom, 3.00 Bathroom, 1,281 sqft

Residential on 0.08 Acres

Riverbend, Calgary, Alberta

This charming 4-bedroom gem is tucked away in a well-loved community and offers over 1,700 sq ft of functional living space â€” perfect for families or anyone looking to spread out and enjoy life.

The kitchen got a glow-up in 2019 and now comes with shiny stainless steel appliances (new in 2023). The layout flows easily, with plenty of room to relax or entertain, and a fully developed basement adds even more space to play, work, or unwind.

Outside, enjoy a cozy front yard and a spacious backyard ready for BBQs, gardening, or just soaking up the sun. There's also a detached single garage for your car, tools, or extra storage. Bonus upgrades include newer windows (2023) and a brand new roof (2023) for peace of mind.

This home blends comfort, updates, and a great locationâ€”come see it for yourself!

Built in 1982

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2213431  |
| Price      | \$545,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,281       |
| Acres          | 0.08        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 188 Rivervalley Crescent Se |
| Subdivision | Riverbend                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2C 3L1                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 26               |
| Zoning         | R-CG             |

## **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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