



**156 Rivercroft Close SE
Calgary, Alberta**

MLS # A2316622



\$579,900

Division:	Riverbend		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,103 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions: Freezer, BBQ

Welcome to 156 Rivercroft Close SE, a well maintained home tucked away on a quiet street in the heart of Riverbend. Offering exceptional value, numerous recent upgrades, and a fantastic location, this property is perfect for families, right-sizers, or anyone looking for a move-in-ready home in an established community. Inside, you'll find a bright and inviting layout highlighted by vaulted ceilings and large windows that fill the home with natural light. The spacious living and dining areas create an ideal setting for everyday living and entertaining, while the functional kitchen offers plenty of workspace and storage. The main level features two generously bedrooms, including a primary bedroom large enough to accommodate a king-sized bedroom set. A standout feature of this property is the fully developed basement, which offers an illegal 2-bedroom suite complete with its own separate entrance, kitchen, living area, full bathroom, and private laundry facilities. Whether you're looking for space for extended family, or additional flexibility, this lower-level suite provides exceptional versatility. Major updates provide peace of mind for years to come, including a new furnace and hot water tank in 2021, a new garage door opener in 2022, and new roof shingles, siding, and eavestroughs completed in 2023. Exterior roll shutters offer added security, privacy, and energy efficiency. Step outside to enjoy the backyard with mature lilac trees that provide colour, fragrance, and privacy throughout the spring and summer months. The property also features RV parking, rear lane access, and an attached double garage. The large deck creates a wonderful space for outdoor dining, entertaining, or simply relaxing in your private backyard retreat and provides additional storage underneath for lawn tools, bikes and seasonal items. Riverbend remains one of Calgary's most desirable

southeast communities thanks to its mature trees, extensive pathway system, and outstanding access to outdoor recreation. Residents enjoy nearby Carburn Park, the Bow River pathway network, Sue Higgins Park, playgrounds, schools, shopping, restaurants, and convenient access to major roadways for an easy commute throughout the city. If you're looking for a well-cared-for home with significant upgrades, RV parking, and a prime location in an established neighbourhood, 156 Rivercroft Close SE is a must-see. Call your REALTOR® today.