

188 Rivervalley Crescent SE  
Calgary, Alberta

MLS # A2213431



## \$565,000

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Hardwood, Linoleum, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home

**Inclusions:** NA

This charming 4-bedroom gem is tucked away in a well-loved community and offers over 1,700 sq ft of functional living space &ndash; 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 location&mdash;come see it for yourself!