

\$697,500 - 24 Riverside Crescent Se, Calgary

MLS® #A2259058

\$697,500

4 Bedroom, 4.00 Bathroom, 1,980 sqft

Residential on 0.12 Acres

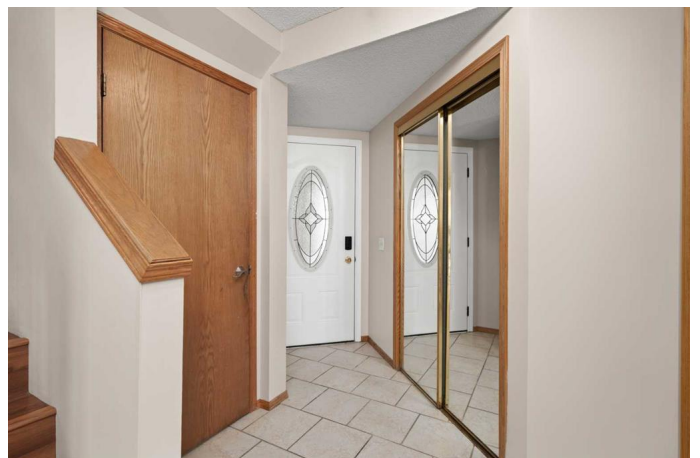
Riverbend, Calgary, Alberta

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!

Built in 1990

Essential Information

MLS® #	A2259058
Price	\$697,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,980
Acres	0.12
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	24 Riverside Crescent Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2c3y1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator,

	Washer, Gas Stove
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other, Private Yard, Garden
Lot Description	Back Yard, No Neighbours Behind, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	51
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.