

# **\$635,000 - 32 Rivercroft Close Se, Calgary**

MLS® #A2266560

**\$635,000**

5 Bedroom, 3.00 Bathroom, 1,110 sqft  
Residential on 0.11 Acres

Riverbend, Calgary, Alberta

Investor Alert! Updated 5-bedroom, 3-bathroom home with a west-facing walkout basement and separate entrance, perfectly suited for live-up, rent-down living or as a full investment property. Located on a quiet street close to schools, transit, shopping, and major routes, this home offers a self-contained 2-bedroom illegal suite with its own kitchen, laundry, and private entry.

Recent upgrades add major long-term value, including a new roof, siding, and gutters (2023), high-efficiency furnace (2023), PEX plumbing (2023) replacing all Poly-B, new basement washer and dishwasher (2023), and fresh exterior paint (2025). Inside, the main level features maple hardwood flooring, quartz countertops, stainless steel appliances, and updated bathrooms. Upstairs has three generous bedrooms, including a 2-piece ensuite in the primary, while the walkout basement offers bright, open living space and durable flooring.

Enjoy a sunny west-facing backyard, a spacious 12' x 14' deck, and the convenience of an attached front garage. Separate laundry on each level adds privacy and functionality.

Move-in ready with excellent rental potential—this is a smart, turnkey property for homeowners or investors alike.

Built in 1989



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266560    |
| Price          | \$635,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,110       |
| Acres          | 0.11        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 32 Rivercroft Close Se |
| Subdivision | Riverbend              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 3X1                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Granite Counters, See Remarks, Separate Entrance, Storage                                      |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                 |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full, Exterior Entry, Suite, Walk-Out                                                            |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Entrance, Private Yard               |
| Lot Description   | Back Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Brick, Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 1                  |
| Zoning         | R-CG               |

**Listing Details**

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

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