

\$575,000 - 31 Rivercrest Way Se, Calgary

MLS® #A2226400

\$575,000

4 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.08 Acres

Riverbend, Calgary, Alberta

Exceptional investment opportunity in Desirable Riverbend! Welcome to this beautiful and spacious bi-level home, offering a legal secondary suite—the perfect opportunity for an investor to generate rental income. Whether you're a first-time buyer or a savvy investor, this property checks all the boxes. The upper level features a bright and airy open-concept layout with a generous living room highlighted by large bay windows that flood the space with natural light. The adjoining dining area offers ample space for hosting, while the well-appointed kitchen includes plenty of storage and a convenient separate side entrance. Completing the upper level is a spacious secondary bedroom, a 4-piece bathroom, and a massive primary retreat featuring dual closets and private access to the bathroom (\$2,300 per month previously in rental income for the upper level alone). The fully legal basement suite has its own private entrance and is thoughtfully designed with an open concept living space, large windows, and excellent ceiling height, creating a bright and welcoming environment. The modern kitchen boasts upgraded stainless steel appliances, and the legal suite includes two generous bedrooms, a 4-piece bathroom, and shared access to laundry and storage areas. The legal suite is currently fully tenanted, providing immediate, stable income (\$1,700 per month). Step outside to your West-facing backyard oasis—a perfect place to unwind, featuring a large concrete patio, fire



pit, and green space ideal for entertaining or relaxing. A rear parking pad for two vehicles adds to the home's functionality and convenience. Located in the well-established and family-friendly community of Riverbend, this property is close to parks, playgrounds, schools, shopping, and offers easy access to major roadways for a smooth commute. Whether you're looking to enter the market with built-in rental support or add a strong performer to your investment portfolio, this is a rare opportunity you don't want to miss. Book your showing today.

Built in 1993

Essential Information

MLS® #	A2226400
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.08
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	31 Rivercrest Way Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4J8

Amenities

Parking Spaces	2
----------------	---

Parking	Alley Access, Parking Pad, Unpaved
---------	------------------------------------

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.