

# \$550,000 - 31 Rivercrest Crescent Se, Calgary

MLS® #A2251919

**\$550,000**

4 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.13 Acres

Riverbend, Calgary, Alberta

Welcome to 31 Rivercrest Crescent SE â€” a true gem in the heart of Riverbend, offering the perfect blend of location, space, and functionality for todayâ€™s family lifestyle.

This home is ideally situated, siding directly onto a beautiful park while also boasting one of the largest and most private backyards in the neighborhood. From the moment you arrive, youâ€™ll appreciate the charm and curb appeal, but itâ€™s once inside that the premium floor plan really shines. Offering a total of four bedrooms and two full bathrooms, this home is designed with family living in mind. The main level features hardwood floors, a spacious and sun-filled living room, a separate dining area perfect for hosting, and a large kitchen with plenty of space for cooking and gathering. Downstairs, the fully developed basement expands your living space with a massive recreation room ideal for movie nights, play space, or entertaining. The basement also includes a fourth bedroom and a full bathroom, making it perfect for teens, guests, or extended family. Step outside and prepare to be amazed â€” this property has one of the best yards youâ€™ll find in Riverbend. Beautifully landscaped, the yard provides endless possibilities for outdoor fun and relaxation. It also features RV parking and more than enough space to build a garage while still maintaining an incredible amount of green space. Whether youâ€™re enjoying time inside with family or outside in your private oasis, this home has it all. With its



unbeatable location siding onto the park,  
family-friendly layout, and exceptional yard,  
this home truly is the perfect family home  
youâ€™ve been waiting for!

Built in 1993

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2251919    |
| Price          | \$550,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,008       |
| Acres          | 0.13        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 31 Rivercrest Crescent Se |
| Subdivision | Riverbend                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2C 4H5                   |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Alley Access, Off Street, On Street |

**Interior**

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | See Remarks                       |
| Appliances        | Electric Stove, Microwave, Washer |
| Heating           | Forced Air, Natural Gas           |
| Cooling           | None                              |
| Has Basement      | Yes                               |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description      Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              August 27th, 2025  
Days on Market        1  
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.