

32 Rivercroft Close SE  
Calgary, Alberta

MLS # A2266560

\$625,000

|           |                                              |        |                   |
|-----------|----------------------------------------------|--------|-------------------|
| Division: | Riverbend                                    |        |                   |
| Type:     | Residential/House                            |        |                   |
| Style:    | Bi-Level                                     |        |                   |
| Size:     | 1,110 sq.ft.                                 | Age:   | 1989 (36 yrs old) |
| Beds:     | 5                                            | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached                       |        |                   |
| Lot Size: | 0.11 Acre                                    |        |                   |
| Lot Feat: | Back Yard, Landscaped, Lawn, Rectangular Lot |        |                   |

|             |                                                                       |            |      |
|-------------|-----------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                            | Water:     | -    |
| Floors:     | Ceramic Tile, Hardwood, Laminate                                      | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                       | Condo Fee: | -    |
| Basement:   | Full                                                                  | LLD:       | -    |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                                       | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                       | Utilities: | -    |
| Features:   | Chandelier, Granite Counters, See Remarks, Separate Entrance, Storage |            |      |

Inclusions: na

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.