

# \$649,000 - 20 Rivergreen Crescent Se, Calgary

MLS® #A2263970

**\$649,000**

3 Bedroom, 3.00 Bathroom, 1,604 sqft

Residential on 0.10 Acres

Riverbend, Calgary, Alberta

IMMACULATE HOME IN THE HEART OF RIVERBEND on a quiet Crescent! This 3 bedroom home featuring 2.5 baths is bright, inviting, and exceptionally well maintained, as this property blends comfort, functionality, and timeless charm. The welcoming main level features vaulted ceilings that create an open, airy atmosphere filled with natural light. A spacious family room with a cozy gas fireplace offers the perfect space to relax or entertain, while the adjoining dining area and kitchen provide an effortless flow for family living. The kitchen showcases warm oak cabinetry, abundant counter space, and a practical layout designed for everyday convenience. Beautiful oak accents continue throughout the home, adding warmth and character to every room.

The large primary bedroom features a private 3-piece ensuite and walk-in closet, while the additional bedrooms are well-sized and versatile—ideal for children, guests, or a home office. The lower level offers ample opportunity for recreation, hobbies, or future development, providing plenty of space to suit your lifestyle.

Perfectly situated on a quiet, family-friendly street in one of southeast Calgary's most desirable communities, this Riverbend home offers more than just comfort—it delivers an exceptional location. Enjoy being within walking distance to Carburn Park, one of Calgary's most scenic natural areas with



ponds, walking paths, and access to the Bow River. Families will appreciate the close proximity to excellent schools, playgrounds, and community programs, while everyday convenience is ensured with nearby shopping centers, grocery stores, restaurants, and Quarry Park’s amenities just minutes away. Easy access to Glenmore Trail, Deerfoot Trail, and major transit routes makes commuting simple and efficient.

Pride of ownership is evident throughout—this bright, spotless, and truly move-in-ready home is a rare find. Experience the perfect blend of comfort, location, and community living in beautiful Riverbend.

Built in 1989

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263970    |
| Price          | \$649,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,604       |
| Acres          | 0.10        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 20 Rivergreen Crescent Se |
| Subdivision | Riverbend                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |

|             |         |
|-------------|---------|
| Postal Code | T2C 3V5 |
|-------------|---------|

### Amenities

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

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                        |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s) |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | None                                                      |
| Fireplace         | Yes                                                       |
| # of Fireplaces   | 1                                                         |
| Fireplaces        | Family Room, Gas, Brick Facing                            |
| Has Basement      | Yes                                                       |
| Basement          | Full, Partially Finished                                  |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco                                            |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 3                  |
| 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.