

# \$774,000 - 160 Riverstone Crescent Se, Calgary

MLS® #A2262847

**\$774,000**

3 Bedroom, 3.00 Bathroom, 1,775 sqft

Residential on 0.17 Acres

Riverbend, Calgary, Alberta

Welcome to this freshly updated home in the heart of Riverbend, a community loved for its mature trees, parks, and unbeatable location near the Bow River pathway system. This home has been exceptionally cared for and thoughtfully upgraded with a new roof, new windows, new furnace, new hot water tank, and central air conditioning, giving you peace of mind for years to come. Inside, you'll find a bright, open layout that feels warm and welcoming from the moment you step in. The main floor features fresh paint, newer flooring, and plenty of natural light, creating a perfect setting for both relaxing and entertaining. The functional kitchen opens to a dining area overlooking the spacious pie-shaped backyard, offering the ideal setup for summer BBQs and family gatherings. Upstairs, you'll find comfortable bedrooms and two full bathrooms, including a nicely appointed primary suite with its own ensuite. The home offers 2.5 bathrooms in total, plus a bathroom rough-in in the basement, giving you the option to easily add a fourth bathroom in the future. The large pie-shaped lot is a rare find, fully fenced and backing directly onto the pathway system, providing privacy, beautiful views, and quick access to parks and trails right from your backyard. Located just minutes from schools, shopping, restaurants, and transit, this home delivers a perfect blend of comfort, convenience, and community charm. With all the big updates already done, you can simply move in and start enjoying everything



Riverbend has to offer!

Built in 1991

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262847    |
| Price          | \$774,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,775       |
| Acres          | 0.17        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 160 Riverstone Crescent Se |
| Subdivision | Riverbend                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2C 4A3                    |

### Amenities

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

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows      |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, None, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                     |
| Cooling           | Central Air                                                                                                                    |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Wood Burning   |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Level, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Stone, Vinyl Siding                                                                   |
| Foundation        | Poured Concrete                                                                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 14                |
| Zoning         | R-CG              |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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