

\$625,000 - 32 Rivercroft Close Se, Calgary

MLS® #A2266560

\$625,000

5 Bedroom, 3.00 Bathroom, 1,110 sqft
Residential on 0.11 Acres

Riverbend, Calgary, Alberta

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.

Built in 1989



Essential Information

MLS® #	A2266560
Price	\$625,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,110
Acres	0.11
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	32 Rivercroft Close Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3X1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Chandelier, Granite Counters, See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	17
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.