

# \$750,000 - 52 Riverstone Crescent Se, Calgary

MLS® #A2240106

**\$750,000**

5 Bedroom, 3.00 Bathroom, 1,304 sqft

Residential on 0.15 Acres

Riverbend, Calgary, Alberta

Once in a while, a home comes to market that truly stands out—and 52 Riverstone Crescent SE is one of those rare finds. Lovingly cared for by the same owners for 26 years, this beautifully maintained and fully finished bi-level offers over 1,300 sq ft of above-grade living space, with 5+ bedrooms and 3 full bathrooms. From the moment you arrive, pride of ownership is unmistakable. The exterior is immaculate, enhanced by professional landscaping, accent lighting, and Gemstone lighting on both the front and back of the home—perfect for every season. Step inside to soaring vaulted ceilings and an inviting open-concept main level that's filled with natural light. Updated vinyl plank flooring flows seamlessly throughout, complementing the beamed ceilings and the spacious living, dining, and kitchen areas. The kitchen features a large central island with granite countertops, a brand new Refrigerator in August 2025. Plenty of space to gather in the open concept kitchen / dining area. Located just off the dining area, a door leads to a fully enclosed 3-season sunroom—an ideal retreat to enjoy the outdoors while staying protected from the elements. The lower level is fully developed and offers even more flexibility, with two additional bedrooms and a flex room that could easily function as a sixth bedroom, home gym, or office. A large family room with a cozy gas fireplace creates the perfect spot to unwind. You'll also find a 4-piece bath, a dedicated laundry room, and ample storage.



The double attached garage is both heated and wired for 220Vâ€”ready for hobbyists or extra utility. Recent updates include the hot water tank, central air conditioning, sunroom enclosure, roof, siding, all soft metals plus, Mularkey Shingles with a high wind and hail rating! Outside is equally impressive with underground irrigation, concrete curbing, mature trees, vinyl fencing and carefully curated landscaping. This home sides onto a large green space and is surrounded by beautiful biking and walking paths. It's just steps to local parks, ball diamonds, and schools, and a short drive from Carburn Park and the Bow River. Living in Riverbend means being part of a well-established, family-friendly community with quick access to downtown, scenic nature escapes, excellent schools, and a strong sense of community spirit. If youâ€™ve been waiting for a home that blends comfort, quality, and locationâ€”this is the one. Book your showing today!

Built in 1991

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240106    |
| Price          | \$750,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,304       |
| Acres          | 0.15        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|         |                           |
|---------|---------------------------|
| Address | 52 Riverstone Crescent Se |
|---------|---------------------------|

|             |           |
|-------------|-----------|
| Subdivision | Riverbend |
| City        | Calgary   |
| County      | Calgary   |
| Province    | Alberta   |
| Postal Code | T2C 4A5   |

### **Amenities**

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

### **Interior**

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                            |
| Fireplaces        | Basement, Family Room, Gas, Blower Fan                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                               |

### **Exterior**

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Storage                                                                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pie Shaped Lot, Sloped Down, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                                                                                  |
| Construction      | Wood Frame                                                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 36              |
| Zoning         | R-CG            |

### **Listing Details**

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