

\$669,900 - 820 Riverview Place Se, Calgary

MLS® #A2090139

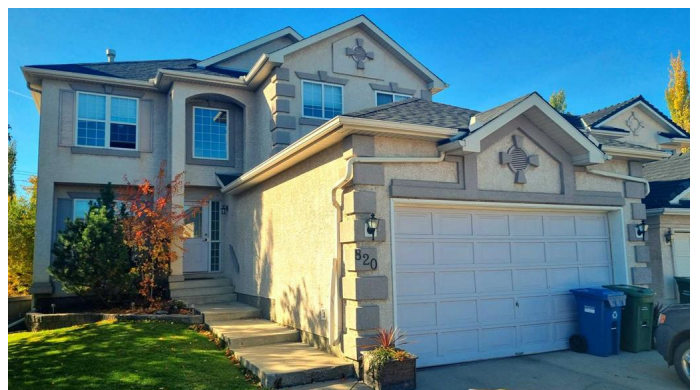
\$669,900

4 Bedroom, 4.00 Bathroom, 1,829 sqft

Residential on 0.00 Acres

Riverbend, Calgary, Alberta

RARE OPPORTUNITY to own this BEAUTIFUL 2580 SQ FT FULLY DEVELOPED HOME with a FULLY FINISHED WALKOUT BASEMENT THAT COULD BE EASILY SUITED. Located in a quiet cul-du-sac on a PIE SHAPED LOT, BACKING ONTO A PARK and walkway that is just a 5 MINUTE WALK TO THE BOW RIVER, RIVERBEND PARK, AND THE SUE HIGGINS DOG PARK. THIS HOME HAS IT ALL!!! As you enter your home, the large foyer has real hardwood floors that extend throughout the whole main floor, offering views into the family room with cathedral ceilings, huge bright windows and a warm gas fireplace surrounded by stone accents. The modern renovated kitchen has lots of cupboard space, a walk-in pantry, granite countertops, Jenair Gas range, newer stainless-steel appliances and a large island with breakfast bar. You can enjoy your backyard view from the eat in kitchen area or head out to the balcony, overlooking the large, well treed, pie shaped lot that backs onto the park/walkway that leads to the Bow River. Back inside, you will pass through the kitchen into the great flex room, located at the front of your home, that can be used as a Den, Living Room, or Formal Dining Room, whatever your needs are. From your oversize garage, you will enter the laundry/mud room and pass by the 2 Pce main floor bathroom. As you head upstairs you have a view over the bright family room with huge windows that look out to the park. Upstairs, you will find the 3 bedrooms;



the primary bedroom has plenty of room for a king-size bed and other furniture plus there is a large window that overlooks the park and walkway. Here you have a good-size walk-in closet and a RENOVATED BATHROOM with jetted tub and a separate shower. Down the hall are the other 2 bedrooms, which are also a good-size and the main 4-piece bathroom completes the upper level. Heading down to the RECENTLY DEVELOPED WALKOUT BASEMENT is what sets this home apart from the rest. LARGE WINDOWS make this area VERY BRIGHT with another family room with fireplace, a 4th bedroom and a full bathroom. The wet bar could be made into a SECOND KITCHEN so that you could use this area as a private, rental, income helper or a second suite for the extended family. (A secondary suite would be subject to approval and permitting by the city/municipality). When you head out the back door, you have a lower patio that opens onto the big pie shaped lot. Head out the back gate that will take you to the bike/walking path. To the left is a short walk to Quarry Park and all the shops and services there, or head to the right where you will pass by a nice tot lot on your way to Riverbend Park and the Bow River or cross the Eric Harvie walking bridge to take your dog to the Sue Higgins Dog Park. On the east side of the river, a short walk brings you to Carburn Park with its 2 ponds surrounded by walking/biking paths where you can relax on one of the many benches or go skating in the winter. In Riverbend there are no HOA fees, so you can enjoy all these natural areas for free.

Built in 1995

Essential Information

MLS® #	A2090139
Price	\$669,900
Sold Price	\$712,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,829
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	820 Riverview Place Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4K8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Stone, Tile
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Many Trees, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	October 30th, 2023
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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