

\$499,900 - 56 Riverview Drive Se, Calgary

MLS® #A2108462

\$499,900

1 Bedroom, 2.00 Bathroom, 982 sqft

Residential on 0.07 Acres

Riverbend, Calgary, Alberta

BEST DAYLIGHT SAVINGS NEWS - THIS GREAT HOME IS BACK ON THE MARKET!

Original owner has LOVED living in DREAMVIEW VILLAGE for over 30 years.

Very special 55+ complex. Dreamview Village won awards in 1992!! Bungalow style villa with convenient MAIN LEVEL washer and dryer.

Enjoy your private patio on the front (West light)-PLUS deck at the back (East light)!

Hardwood floors on the main and extra wide hallways to allow for walkers and wheelchairs!

When you first come in - main area on right is flooded with natural WEST light. Current seller using as formal dining room - but this space could be anything you want it to be!

Formal living area. Games space. Office. Makes a lovely reading area! Many other units have a door and closet here - to make this a true second bedroom!

Entrance to your Oversized Single Garage - insulated and drywalled is off the foyer area. SO MUCH EXTRA ROOM for storage! Driveway is also oversized and tons of street parking available right across from your new Villa.

One large bedroom (bring your king-sized bed!) The primary bedroom boasts TWO closets and pocket door into the main 5-piece bath. Prep for dinner or sit at your kitchen table and ENJOY the amazing view!

The tree planted in "just" the right spot for ultimate privacy. Deer often come to visit here!

Family room attached - offers vaulted ceiling - which makes it feel bigger! Basement is fully developed and offers even more living/recreation space, more storage, small



work area in mechanical room. 3-piece bath. Seller has Arpi's out to service furnace regularly. Recently repainted. All of this - located DIRECTLY across from Carburn Park! It's a relaxing walk providing a mix of natural and city recreation opportunities. There are almost always deer present and the area looks gorgeous - no matter the time of year! It's right along the river, featuring two man-made ponds. Skipping stones on the pond, sitting on a bench and daydreaming - this is all possible at Carburn Park - across the street from your NEW home! This complex offers Clubhouse Activities; On the 2nd Wednesday of the month there is a catered dinner. It is also a "Bring your own Drink" event. Exercise opportunities, Book Club, Crib, Puzzles, Birthday events, Library, Pool, Bridge, Bingo and MORE. Did you know you can rent the clubhouse for a minimal fee - if you want to host your own event! Residents are often members of the FLC Seniors Club at the Trico Centre. The Riverbend Community Association offers programs and services to residents of Riverbend. Ogden has a 50+ activity centre. Plus, take advantage of everything the amazing REMINGTON YMCA offers in nearby Quarry Park! GREAT neighbours who share similar interests and values. Amenities, shopping, restaurants, coffee shops, transit.....you will LOVE Living here! Rockyview Hospital 10 mins and South Calgary 15 mins away. Love to travel?! Lock and leave - be at the airport in 25 mins! Snow removal and landscaping will be done for you!

Built in 1994

Essential Information

MLS® #	A2108462
Price	\$499,900
Sold Price	\$490,000

Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	982
Acres	0.07
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	56 Riverview Drive Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4H8

Amenities

Amenities	Clubhouse, Party Room, Recreation Room
Parking Spaces	2
Parking	Driveway, On Street, Oversized, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
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Lot Description	Backs on to Park/Green Space, Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	March 13th, 2024
Days on Market	26
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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