

\$749,900 - 313 Riverview Circle Se, Calgary

MLS® #A2127982

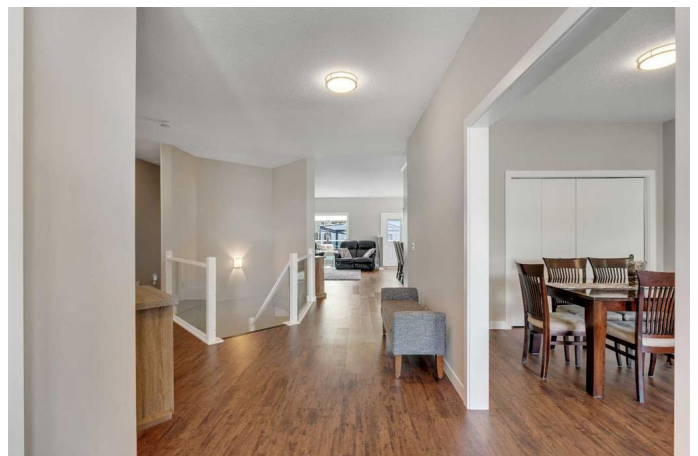
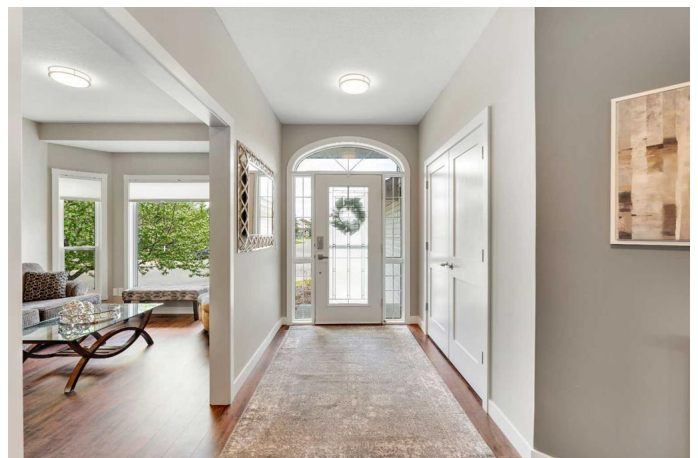
\$749,900

4 Bedroom, 3.00 Bathroom, 1,743 sqft

Residential on 0.16 Acres

Riverbend, Calgary, Alberta

This rare 4-bedroom (2 up/2 down) bungalow in Riverbend is immaculate and offers RV parking and an oversized heated garage! With over 1,700 sq. ft. and abundant windows, the main level boasts a spacious front foyer, a large living room, and a dining room. The renovated kitchen features granite countertops, a corner pantry, Frigidaire professional stainless steel appliances, drawer microwave, large island with seating and an eating area. The kitchen opens to a family room with a gas fireplace. The primary bedroom includes a walk-in closet and a renovated ensuite with a walk-in shower and heated floors. The second bedroom, a large main bathroom, a spacious entryway off the garage with an added light tube, and main floor laundry complete the main level. Updates include new windows (2023), knockdown ceilings, baseboards, casings, central vacuum, and light fixtures throughout. The developed basement features over 1500 sq. ft. and includes a family room with a fireplace, a games area, two huge bedrooms with new oversized windows, a bathroom, and a large storage area. All Poly-B piping has been replaced, and the furnace, hot water tank, and AC have all been recently updated. The sunny south-facing backyard includes a large deck redone last year, an awning for shade, low-maintenance vinyl fencing, an RV parking pad, a garden area, a shed, and underground sprinklers. The roof was replaced in 2019, and attic insulation was added in 2022. Located



on a great street, this move-in ready home is just a short walk to the river, pathways, and the amenities of Quarry Park. Donâ€™t miss out on this fantastic opportunity!

Built in 1994

Essential Information

MLS® #	A2127982
Price	\$749,900
Sold Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,743
Acres	0.16
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	313 Riverview Circle Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4K3

Amenities

Parking Spaces	2
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front, RV Access/Parking, See Remarks

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Solar Tube(s), Storage, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Gas, Mantle, Raised Hearth, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Irregular Lot, Landscaped, Level, Underground Sprinklers, Private, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 17th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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