

\$775,900 - 941 Riverview Place Se, Calgary

MLS® #A2138435

\$775,900

4 Bedroom, 4.00 Bathroom, 2,008 sqft

Residential on 0.12 Acres

Riverbend, Calgary, Alberta

Be Prepared to fall in love! This exquisite fully developed 2 storey home with extensive upgrades is nestled on a serene cul-de-sac, just steps away from the Bow River pathway system. Upon entering, you are greeted by an expansive foyer adorned with elegant wainscoting, vaulted ceilings and luxurious LVP flooring throughout most of the main level. The home office is a perfect addition for those who work remotely. The updated open-concept kitchen features a large central island with stool seating, stunning white subway tile backsplash, two-tone cabinets, a walk in pantry with built in spice racks, modern stainless steel appliances (including a brand-new induction stove and dishwasher) and waterfall quartz countertops that flow seamlessly into the bright living room. This space is illuminated by abundant pot lighting and anchored by a cozy gas fireplace with a wooden mantle and built-in shelving, providing ample storage for books and collectibles. Adjacent to the kitchen, the backyard oasis offers a deck with built-in seating, perfect for enjoying the sounds of nature. The fully fenced and landscaped yard includes a fire pit, ideal for gathering around and roasting marshmallows. The main floor is completed by a spacious formal dining room, currently used as a second living room, a newly renovated powder room, a laundry room with an oversized washer and dryer and access to the fully insulated double-attached garage, which is wired with 240 amps for a future heater. On



your way up to the 2nd floor you'll notice the updated spindles and the tons of room for your plants to thrive. The spacious primary retreat is a breath of fresh air with more vaulted ceilings, a newly updated 5 piece ensuite with a skylight which allows the natural sunlight to fill the room and the walk-in closet. Sconce wall lighting leads you to the two additional bedrooms which are generously sized, and you'll be impressed with the brand new 4 piece main bathroom that complements the upper floor. The lower level offers a vast recreation room with a specific area ideal for your dart board, a lovely fourth bedroom, and a gorgeous updated 3 piece bathroom. Additional features & upgrades include a newer shingles (2017), triple-pane windows on the main & upper level (2019), a high-efficiency furnace (with recently cleaned ducts and furnace), central air conditioning, new LVP flooring (2024), and central vacuum with attachments. Living in Riverbend provides easy access to transit, schools, playgrounds, river pathways, shopping, and restaurants in Quarry Park, 15 minute commute to Downtown with convenient access to Deerfoot and Glenmore Trail.

Built in 1994

Essential Information

MLS® #	A2138435
Price	\$775,900
Sold Price	\$841,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,008
Acres	0.12
Year Built	1994

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	941 Riverview Place Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4K8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Lighting, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Dog Run Fenced In, Fruit Trees/Shrub(s), Few Trees, Front Yard, Gentle Sloping, Landscaped, Street Lighting, Yard Drainage, Pie Shaped Lot
Roof	Asphalt Shingle

Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 8th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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