

\$749,900 - 215 Riverview Circle Se, Calgary

MLS® #A2154910

\$749,900

4 Bedroom, 3.00 Bathroom, 1,467 sqft
Residential on 0.13 Acres

Riverbend, Calgary, Alberta

Beautifully curated and immaculately maintained by the original owner, you will discover one of the nicest air-conditioned single-level living, 2+2-bedroom bi-levels, in the highly sought-after community of Riverbend. Convenient Location - Steps away from the Bow River pathway, park, Quarry Park, parks, dog park, shopping, and transit, and located on a quiet, family-approved street. Situated on the west side and a stone's throw to the river, where pride of ownership can be easily seen, you will find this outstanding FULLY FINISHED home offering over 2898 square feet of thoughtfully developed and designed living space. Boasting 2 bedrooms up, a semi-formal dining room, front living room, grand family room, 2 full bathrooms, vaulted ceilings, oversized windows, and many upgrades... this home will be sure to impress. Very bright and open design with the kitchen, including stunning raised panel custom oak cabinets, a center island with wine storage racks, a corner pantry, newer appliances, and Corian countertops. Gleaming hardwood flooring invites you in, from the front foyer, living/dining room, and into the generous open kitchen. The family features a high vaulted ceiling, and your eyes will immediately be drawn to the gorgeous centralized gas fireplace with a mantel/tile surround. The spacious Primary Suite features your private ensuite and walk-in closet for you to enjoy. The fully developed lower level includes a recreation room, 2 more bedrooms, and an



215 RIVERVIEW CIRCLE SE

REGA MEASUREMENT STANDARD - CALGARY, AB

MAIN LEVEL (AG) - 1467.02 Sq.Ft. / 136.29 m²

TOTAL ABOVE GRADE RMS SIZE - 1467.02 Sq.Ft. / 136.29 m²

BASEMENT DEVELOPED AREA (BG) - 1359.75 Sq.Ft. / 126.32 m²

BELOW GRADE EXCLUDED AREA (BG) - 72.09 Sq.Ft. / 6.70 m²

TOTAL AG/BG AREA - 2898.86 Sq.Ft. / 269.31 m²



extra generous finished storage/laundry room/utility and workshop area. Going above and beyond, you will step out of the beautiful backyard boasting a lovely oasis featuring mature landscaping, fully fenced, an upper wood BBQ deck (gas line), a large grassy area, a fire pit area, a 25' x 10' concrete patio, and 2 car attached 22 x22 garage. To complete this home, the exterior elevation showcases gorgeous brick details, roof shingles were replaced in 2009 (30-year warranty), and it is situated on an oversized corner lot. Check and Compare! It is an absolutely beautiful home in an outstanding area. September 2024 possession date available. Call your friendly REALTOR(R) to book your viewing.

Built in 1995

Essential Information

MLS® #	A2154910
Price	\$749,900
Sold Price	\$758,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,467
Acres	0.13
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	215 Riverview Circle Se
Subdivision	Riverbend
City	Calgary
County	Calgary

Province Alberta
Postal Code T2C 4K6

Amenities

Amenities Visitor Parking
Parking Spaces 2
Parking Concrete Driveway, Double C



Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances Central Air Conditioner, Electric Stove, Freezer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating Central, Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Family Room, Gas, Mantle, Tile
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Courtyard, Lighting, Other, Private Yard, Rain Gutters
Lot Description Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Interior Lot, Landscaped, Street Lighting
Roof Asphalt Shingle
Construction Brick, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 2nd, 2024
Date Sold August 16th, 2024
Days on Market 14
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office Jayman Realty Inc.

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