

\$688,000 - 151 Riverview Circle Se, Calgary

MLS® #A2167194

\$688,000

4 Bedroom, 3.00 Bathroom, 1,739 sqft

Residential on 0.11 Acres

Riverbend, Calgary, Alberta

Incredible location, on one of the nicest streets in Riverbend. This immaculate home is just steps away from scenic walking paths and lush greenspaces along the river. The access to Carburn Park and Fish Creek is unparalleled, making it a nature lover's dream. Lovingly maintained and updated, this residence boasts a fantastic backyard filled with mature trees and perennials, offering a serene environment. The maintenance-free deck and lower patio provide ample space for outdoor relaxation, while a charming shed adds to the functionality of the yard, ensuring plenty of privacy. Upon entering, you will be greeted by vaulted ceilings and newer vinyl plank flooring that enhances the home's spacious feel. The warm, welcoming paint colors and decor create an inviting atmosphere throughout. The kitchen features resurfaced countertops and stainless steel appliances, making it both stylish and practical. Adjacent to the kitchen is a large family room complete with a gas fireplace, perfect for cozy evenings. Conveniently, laundry facilities are also located on the main level. Upstairs, the bedrooms are generously sized, with the master suite offering a walk-in closet and an updated ensuite bathroom featuring a separate tub and shower. The fully finished basement includes a fourth bedroom with murphy bed and a large recreation room, adding valuable living space to this already impressive home. This property is truly move-in ready with numerous updates, including the complete replacement of Poly B



plumbing. There's nothing left to do but enjoy your new home!

Built in 1994

Essential Information

MLS® #	A2167194
Price	\$688,000
Sold Price	\$682,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,739
Acres	0.11
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	151 Riverview Circle Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4J9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Other
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	October 9th, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.