

\$525,000 - 89 Riverview Point Se, Calgary

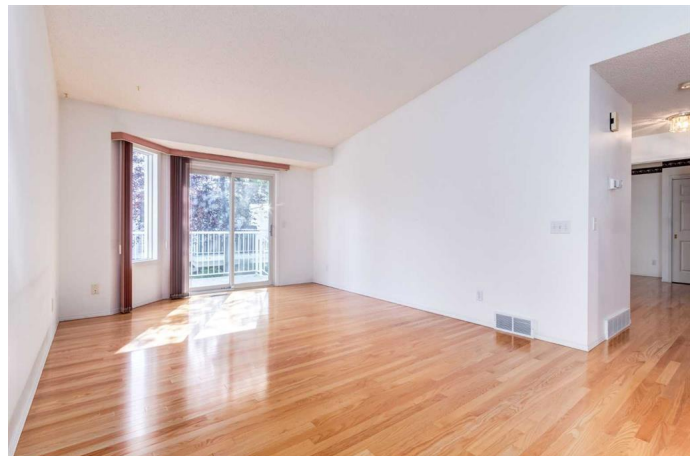
MLS® #A2167290

\$525,000

3 Bedroom, 3.00 Bathroom, 1,221 sqft
Residential on 0.08 Acres

Riverbend, Calgary, Alberta

Welcome to Dreamview Village! This beautifully maintained and well-managed 55+ complex is ideally situated just steps away from Carburn Park, the river, and scenic pathways. Rarely do air-conditioned END UNITS with a DOUBLE GARAGE like this come on the market! The spacious main level offers over 1200 sq. ft. of living space, featuring hardwood flooring and tile throughout. The kitchen includes a cozy eating area and flows into the dining and living room, where vaulted ceilings and large windows create an inviting atmosphere. The patio door off the living room provides access to your east facing patio. The primary bedroom includes large double closets and ensuite with practical walk-in tub. A second bedroom, a full bathroom, and a conveniently located laundry room complete the upper level. The fully developed basement offers a large rec room with a gas fireplace, a third bedroom (requires an egress window), a full bathroom, and plenty of storage space. Recent updates include a new furnace and hot water tank. Monthly condo fees of \$433.42 include common area maintenance, water & sewer, professional management, reserve fund, landscaping and snow removal. This exceptionally quiet complex boasts an active clubhouse with a library, pool tables, and meeting areas. Plus, it's conveniently close to all the amenities of Quarry Park and park and pathways for year round enjoyment. Move in and enjoy a carefree lifestyle in this prime location!



Built in 1994

Essential Information

MLS® #	A2167290
Price	\$525,000
Sold Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,221
Acres	0.08
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	89 Riverview Point Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4H8

Amenities

Amenities	Clubhouse, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Central Vacuum, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Recreation Room, Tile, Basement, Raised Hearth, Oak

Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	September 20th, 2024
Date Sold	September 24th, 2024
Days on Market	4
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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