

## 945 Riverview Place SE Calgary, Alberta

**MLS # A2229802**



# \$690,000

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,812 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Level		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Basement Fridge

Riverbend - 945 Riverview Place SE: Tucked away on a quiet cul-de-sac in the sought-after community of Riverbend, this well-maintained Morrison Homes built offers 2,772 sq ft of total living space, including 4 bedrooms (3 up, 1 down), 3.5 bathrooms, and an attached double garage. The main floor features vaulted ceilings, a bright front living room, a formal dining area, and a spacious kitchen with stainless steel appliances, an island, and a corner pantry. Enjoy the cozy family room with a gas fireplace, a breakfast nook with backyard access, a main floor den, a laundry room with built-in storage, and a convenient 2-piece bath. Upstairs, you'll find a generous primary suite with a walk-in closet and a 4-piece ensuite including a corner tub and separate shower, along with two additional bedrooms, a full 4-piece bathroom, and linen storage. The fully finished basement offers a large rec room with a wet bar, a fourth bedroom, and a 3-piece bathroom - perfect for guests or extended family. Additional updates over the years include the roof and carpet, while the home's original character and quality shine through. The beautifully landscaped backyard features a deck, patio, mature trees, and underground sprinklers for low-maintenance care. Located just minutes from the Bow River, Carburn Park, scenic walking paths, schools, shopping, and transit. A fantastic opportunity in a well-established, amenity-rich neighbourhood. Call today for more information!