



**GRASSROOTS**  
REALTY GROUP

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**123 Riverview Circle SE**  
**Calgary, Alberta**

**MLS # A2232149**



**\$819,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,831 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, Front Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

This fully renovated and beautifully reimagined two-storey home offers over 2,600 sq ft of finished living space and delivers exceptional style and comfort from top to bottom. Located in the heart of one of Calgary's most desirable river communities, this modern gem is just steps from Carburn Park, with its endless walking trails, green space, and river pathways. From the moment you step inside, the quality and sophistication are unmistakable. You're welcomed by wide-plank luxury vinyl flooring, fresh paint, and designer lighting throughout. The front flex room, bathed in natural light, makes the perfect home office or quiet reading space. The heart of the home is the stunning open-concept living area, anchored by a soothing gas fireplace and surrounded by oversized windows. The chef-inspired kitchen is a true showpiece, featuring all newer custom shaker cabinetry, quartz countertops, stainless steel appliances, a large central island with undermount sink, stylish tile backsplash, and under-cabinet LED lighting. A spacious dining area sits adjacent, ideal for entertaining and family dinners, with sliding patio doors leading to the backyard oasis—complete with a new fence, a large deck, BBQ area, and generous side yard with an oversized shed or potential workshop/sauna. The main floor is completed by a beautifully finished powder room, functional laundry area, and a mudroom with direct access to the attached double garage. Upstairs, the primary suite is an elegant retreat featuring a large walk-in closet and a spa-like ensuite with an oversized tiled shower, double vanity with LED mirrors, and sleek modern finishes. Two additional bedrooms offer ample space and storage, while a 5-piece main bath with dual sinks is perfect for busy mornings. A bonus storage or linen room could easily be converted into an upper-level laundry if desired. The fully

finished basement is a dream for entertaining or extended family living, featuring a wet bar with wine fridge, large rec room, home gym, full 3-piece bathroom with a walk-in tiled shower, a generous fourth bedroom, and additional storage. Important upgrades include central air conditioning, a newer furnace, hot water tank, and of course, that new fence for added privacy and peace of mind. Set in a quiet location near top schools, shopping, great restaurants, bike paths, parks, and with quick access to downtown, this home checks all the boxes for lifestyle and luxury. Don't miss this opportunity to own a turnkey home in one of Calgary's most scenic and sought-after neighbourhoods. Carburn Park has a Lagoon, Pathways, Picnic tables, Fishing, Canoeing, Bird watching, Outdoor Skating, Walking Trails on 135 Hectares. Book your private viewing today!