



GRASSROOTS
REALTY GROUP

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327 Riverview Place SE
Calgary, Alberta

MLS # A2250020



\$749,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,777 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Storage Shed

OPEN HOUSE on Saturday, 2:00PM-4:00PM. Welcome to this beautifully updated family home in the desirable community of Riverbend! Tucked away on a quiet cul-de-sac and backing onto tranquil green space, this home offers the perfect combination of comfort, functionality, and location. Featuring 3 bedrooms upstairs and a 4th bedroom in the fully developed basement, there's plenty of room for family, guests, or a home office. The bright and spacious main level showcases a smart layout with a front living room, formal dining area, cozy family room with fireplace, office room, and a freshly painted interior throughout. The kitchen is both stylish and functional, featuring granite countertops, newer stainless steel appliances, and a sunny breakfast nook with access to the backyard – ideal for morning coffee or summer BBQs. Upstairs, the primary suite includes a walk-in closet and private ensuite, while two more generously sized bedrooms and a full bath complete the upper floor. The finished basement offers a large rec room, fourth bedroom, full bathroom, and additional storage. Additional, low-maintenance landscaping with underground sprinkler system. Backing onto green space, you’ll love the privacy and peaceful views – plus, you’re just steps to schools, parks, pathways along the river, and quick access to Deerfoot Trail and Glenmore Trail.