



GRASSROOTS
REALTY GROUP

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52 Riverview Drive SE
Calgary, Alberta

MLS # A2267652



\$565,000

Division:	Riverbend		
Type:	Residential/Triplex		
Style:	Bungalow-Villa		
Size:	1,217 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Rectan		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 438

LLD: -

Zoning: M-CG d44

Utilities: -

Inclusions: N/A

Welcome to worry-free living right across the street from Carburn Park in Riverbend! You have access to everything you need without ever leaving your community, including Sobeys and Tim Hortons. This beautifully maintained bungalow villa is part of a well-managed +55-only complex, designed for comfort, convenience, and connection. With 2 spacious bedrooms, 2 full bathrooms, and an attached double garage, this home offers the perfect balance of private living and community lifestyle. Step inside to a bright, open floor plan with neutral tones, large windows, and an inviting layout. The front foyer welcomes you with plenty of closet space, leading into a living and dining area with vaulted ceilings that feel spacious yet cozy. The kitchen boasts brand-new stainless steel appliances, abundant cabinet space, and a functional galley design that makes meal preparation easy. A sunny breakfast nook overlooks the front yard, perfect for morning coffee or casual meals. The primary suite features a generous layout with a sizable closet and a 3-piece ensuite, while a second bedroom is ideal for guests, hobbies, or a home office. An additional 4-piece bathroom ensures comfort and convenience. Enjoy the ease of villa living, with the landscaping and snow removal handled by the condo association. Spend less time on chores and more time enjoying the activities you love. The property also includes main-floor laundry, a double garage with direct home access, and a private rear deck for outdoor relaxation. This is an ideal home for downsizers, snowbirds, or anyone seeking a peaceful, lock-and-leave lifestyle without sacrificing space or comfort.