



GRASSROOTS
REALTY GROUP

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**157 Riverview Park
Calgary, Alberta**

MLS # A2283982



\$689,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,974 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	None	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Tool Shed

Welcome to this beautifully maintained 1974sq. ft. fully developed 2 storey split, perfectly situated on a friendly, quiet tree lined street, minutes walk to Carburn park, Bow River pathways, and Sue Higgins dog park. Everything you need is close by. A bus stop takes you directly to Chinook Station in only 15 minutes, a nearby plaza features Sobeys, two gas stations, and a variety of shops and services to make daily life effortless. This home has been lovingly cared for over the years and features numerous valuable upgrades, including a NEW FURNACE (2017), NEW ROOF (2020), TRIPLE-PANE WINDOWS (2023), SECOND-FLOOR HARDWOOD FLOORING (2024), BACKYARD FENCE (2024), CENTRAL HUMIDIFIER (2024), MAIN-FLOOR LIGHT FIXTURES (2024), RADON PUMP (2024), and a TESLA CHARGER (2024). Kitchen is spacious with island, corner pantry, workstation. Family room features beautiful built ins and cozy gas fireplace. Convenient mud room & main floor laundry off the double attached garage. Upstairs boasts a huge master bedroom with walk in closet & 4 piece ensuite with jetted tub. 2 additional upstairs bedrooms are very good size as well. Downstairs offers an open plan with second family room, office/workout area plus a fourth bedroom with another bathroom. Commuting is seamless with Glenmore and Deerfoot Trail just minutes away, yet you’ll still enjoy the peace and serenity of a park-side setting. This home truly offers a rare blend of space, thoughtful updates, and an outstanding park-side location. Don’t wait—schedule your showing today and experience it for yourself!