



**GRASSROOTS**  
REALTY GROUP

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**509 Riverview Place SE**  
**Calgary, Alberta**

**MLS # A2284122**



**\$899,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,554 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s)

**Inclusions:** Wardrobe cabinets in primary, freezer in garage.

A RARE find that checks all the boxes! This SPACIOUS BUNGALOW offers WEST pie backyard, backing to GREEN+PATH, RENOVATED, on exclusive CUL-DE-SAC, w/enclosed PORCH, and ALL POLYB has been removed. But there's so much MORE: Main floor features vinyl flooring, VAULTED ceiling, rounded corners, FRESHLY painted, FLEX space (great for home office, or formal dining room), RENOVATED Kitchen (2020) with cabinets to ceilings, quartz counters, functional island, and both PANTRY & APPLIANCE closets! OPEN CONCEPT to breakfast nook, living room, 3-sided GAS FIREPLACE with view to tranquil backyard makes this the ideal home for entertaining, family or ageing in place. DECK (12'5x9'2) has GAS LINE for BBQ. PRIMARY fits KING bed with view of the yard; PRIMARY 5-PIECE ensuite RENOVATED (2021) w/double sinks, soaker tub, large shower, private water closet, and has washer/dryer hookups for true single-level living. A superior floorplan gives you TWO MORE BEDROOMS on the main that share a 4-piece bath (w/LAUNDRY CHUTE), all privately tucked away. RENOVATED Lower level (2023) doubles your space with 9-foot ceilings, LARGE windows bringing in so much natural light, TWO more bedrooms (total of FIVE bedrooms!), another 4-piece bath, LAUNDRY room, LOADS of REC space, UTILITY/CRAFT space (could be summer kitchen), HEAPS of STORAGE, and CENTRAL VAC. ATTACHED DOUBLE garage with duo overhead doors & great SHED in mature backyard. Roof (2020), HWT (2018), Furnace (2021), AC (2024), PEX plumbing (2025). Fabulous location, close to transit, shopping, schools, and just a few minutes walk to the river. This one-of-a-kind home won't last - book your private viewing today.

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