



**228 Riverside Close SE
Calgary, Alberta**

MLS # A2287429



\$724,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,816 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Tall Brown Bookcases in Sitting Area, Shelf in the Formal Dining Room.

Welcome to a home where pride of ownership truly stands out the moment you walk through the door. With over 2,600 square feet of beautifully developed living space, this property offers the perfect blend of thoughtful updates and timeless character.

Inside, you'll find 3 spacious bedrooms and 3 and a half bathrooms, giving everyone plenty of room to spread out and enjoy. This home has been carefully updated over the years while still preserving one of its most charming original features, the stunning wood staircase rail, which adds warmth and character the moment you enter. Comfort was clearly top of mind here, featuring in-floor heating, creating a cozy atmosphere throughout, main floor fireplace replaced in 2025, making them as efficient as they are inviting. Enjoy your summers with Air conditioning that was installed in 2024. Important upgrades have already been taken care of as well, including a new roof in 2023, new siding 2023 and a hot water tank replaced in 2025, giving peace of mind for years to come. Downstairs, the walkout basement opens up even more living space and creates a seamless connection to the outdoors. And the location is something special, from your front door it's only about a three minute walk to the Bow River through Carburn Park, where you can enjoy pathways, picnic tables, firepits and everything that makes this area one of Calgary's hidden gems.

This is the kind of home where the care and attention of the owners is visible in every corner. A place that's been loved, maintained, and ready for its next chapter.