



**73 Riverview Close SE
Calgary, Alberta**

MLS # A2288288



\$899,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,224 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Insulated, W		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Baseboard, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Pergola, Storage Shed		

Quick Possession & VACANT! Beautifully maintained two-storey home offering 3,404 sq ft of developed living space (2,224 sq ft above grade), including a fully developed, high-end 2-bedroom, 1-bath illegal basement suite (up to the code with City Calgary) with a separate entrance and 9' ceilings. Backing onto green space with a sunny south-facing backyard. The main floor features a bright den, spacious formal dining room with breakfast nook, and an open-concept kitchen with large windows. The kitchen is equipped with a new stainless steel fridge and dishwasher, new hood fan, and a KitchenAid 6-burner gas stove & perfect for chefs and entertaining. The spacious living room offers a cozy gas fireplace, while the laundry room includes a new washer and dryer. A newly added sunroom with wide sliding doors provides excellent year-round living and entertaining space. A curved staircase leads to the upper level, where the massive primary suite features a luxurious ensuite with corner jacuzzi tub, separate shower, vanity, and a huge walk-in closet. Two additional generously sized bedrooms and a full bathroom complete the upper floor. The bright basement suite is freshly painted throughout and finished to a high standard, featuring large windows, granite countertops, in-floor bathroom heating, 1" plywood acoustic ceiling insulation, premium Miele stainless steel appliances, an independent heating system, and Navien on-demand hot water & offering excellent potential for investors or mortgage-helper income. Additional upgrades include four new exterior fibreglass doors, stamped concrete patios in the backyard and side yard, and an 11' x 11' reclaimed wood pergola. The home also features 220V outlets in the garage and basement, and rough-ins for an outdoor kitchen, BBQ, and hot tub. All major stainless steel appliances and the gas stove

were purchased in 2025, providing a modern, energy-efficient living experience. Located just minutes' walk to the Bow River pathway, bike trails, Carburn Park, Sue Higgins Off-Leash Dog Park, and a K‐6 CBE elementary school, with nearby shops, restaurants, and quick access to Glenmore Trail for an easy commute.