



**276 Riverside Mews SE  
Calgary, Alberta**

**MLS # A2296881**



**\$640,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,324 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** hot tub, gazebo, benches and shelves in garage, basement projector, screen and speakers, various garden tools

**OPEN HOUSE:** Sunday, Mar 29: 12-2pm! Directly across the street from Carburn Park—Calgary’s standout riverfront escape with instant access to the Bow River—this is where everyday life feels like a weekend getaway. Bring the fishing rods, pack a picnic and step into the outdoors whenever you feel like it. Set on a large corner lot in a quiet, established cul-de-sac, this recently updated, fully-developed bilevel offers 4 bedrooms + den, 3 bathrooms, and a double attached garage—with upgrades that make it truly move-in ready. Highlights include new windows (98%) and shingles (2025), new siding (2017), plus a new furnace (2017) and A/C (2016). The main floor has been transformed into a bright open-concept layout with an updated kitchen, countertops, backsplash, appliances, and flooring—plus plenty more. The spacious primary suite features a 4-piece en-suite, walk-in closet, and a built-in vanity desk. Downstairs, the fun continues with a welcoming recreation space complete with a 100” theatre screen and surround sound, ready for movie marathons and game nights. You’ll also find two large bedrooms and a den that’s ideal for a home office or flex space. Outside, the backyard is your personal retreat—enjoy the large deck with glass railing, then unwind in your own private spa setup with a hot tub inside a private gazebo. Perfectly located close to schools, parks and all your everyday conveniences—enjoy quick access to shopping, great restaurants, and everything you need just minutes from home. View today, as special properties like this do go quickly!