



**90 Riverview Circle SE  
Calgary, Alberta**

**MLS # A2301368**



**\$799,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,734 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Low M		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Hot Tub, Shed, floating shelves in bedroom, corner shelves in living room and bedroom

Beautifully updated and meticulously maintained home offering exceptional value with extensive upgrades throughout the years. The main floor was fully remodeled, featuring a modern open feel with flat ceilings, recessed lighting, custom cabinetry with soft-close drawers, and elegant dolomite granite countertops. The kitchen is equipped with premium appliances including a gas range, convection oven/microwave, refrigerator, dishwasher, and wine fridge—perfect for both everyday living and entertaining. Enjoy the warmth of refinished oak hardwood flooring and a stunning living room entertainment wall with floor-to-ceiling tile and a cozy fireplace. Comfort is enhanced with a high-efficiency furnace and central air conditioning. Major exterior and mechanical updates provide peace of mind, including newer double-pane windows, upgraded insulation, and asphalt shingles. Bathrooms have been refreshed with updated fixtures and low-flow toilets, and the lower level features a new egress window—ideal for added functionality. Step outside to a beautifully landscaped front yard complete with a water feature, along with fruit trees including pear, sour cherry, and grape in the private backyard that offers additional enjoyment with a wood-burning fire pit and hot tub. Additional highlights include new vinyl plank flooring in the flex area, updated doors, stylish window coverings, and a painted garage door. This is a move-in-ready home combining thoughtful upgrades, comfort, and charm—inside and out.