



**73 Riverview Close SE  
Calgary, Alberta**

**MLS # A2288288**



**\$874,900**

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

<b>Heating:</b>	Baseboard, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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&dash;6 CBE elementary school, with nearby shops, restaurants, and quick access to Glenmore Trail for an easy commute.