



90 Riverview Circle SE
Calgary, Alberta

MLS # A2301368



\$769,900

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

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

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

Inclusions: 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. 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.