



**73 Riverview Close SE
Calgary, Alberta**

MLS # A2322688



\$864,900

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: Shed, Pergola, Washer, Dryer, and Dishwasher in the Basement, 3 Large Garden Planters, Shelves and Metal Cabinet in the Garage

Quick Possession & VACANT! Beautifully maintained two-storey home offering 3,404 sq. ft. of total developed living space (2,224 sq. ft. above grade), ideally situated backing onto green space with a sunny south-facing backyard. The bright and functional main floor features a front den, spacious formal dining area with breakfast nook, and an open-concept kitchen designed for everyday living and entertaining. The kitchen showcases a new stainless steel refrigerator and dishwasher, new hood fan, and a KitchenAid 6-burner gas stove. The inviting living room is anchored by a cozy gas fireplace, while the laundry room includes a new washer and dryer. A sunroom, converted from the original deck and featuring two sets of sliding doors, creates a versatile year-round living space filled with natural light. Fresh paint throughout the main and upper floors adds a clean, modern touch. A stunning curved staircase leads to the upper level, where the spacious primary retreat offers a large walk-in closet and a luxurious ensuite complete with a corner jacuzzi tub, separate shower, and vanity. Two additional generously sized bedrooms and a full bathroom complete the upper floor. The professionally developed lower level features a separate walk-up entrance, 9-foot ceilings, large windows, granite countertops, in-floor bathroom heating, 1-inch acoustic ceiling insulation, premium Miele stainless steel appliances, an independent heating system, and Navien on-demand hot water. The basement was developed in accordance with City of Calgary building permits and inspections and has been used for family purposes as an independent two-bedroom living area. For rental purposes, a development permit application must be submitted and approved as a secondary suite. Once approved, the space may be registered as a legal rental unit. This thoughtfully

designed level offers exceptional flexibility for multi-generational living, extended family, guests, recreation, or home-based work. Additional upgrades include four new exterior fibreglass doors, stamped concrete patios in both the backyard and side yard, and an 11' x 11' reclaimed wood pergola. The home also features new PEX water lines, 220V outlets in both the garage and basement, plus rough-ins for an outdoor kitchen, BBQ, and hot tub. All major stainless steel appliances and the gas stove were replaced in 2025, offering modern efficiency and peace of mind. Ideally located just steps from the Bow River pathway system, Carburn Park, Sue Higgins Off-Leash Dog Park, and a K–6 CBE elementary school. Enjoy convenient access to shopping, restaurants, recreation, and Glenmore Trail for an easy commute throughout the city.