



**GRASSROOTS**  
REALTY GROUP

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103 Riverside Way SE  
Calgary, Alberta

MLS # A2327162



**\$759,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,824 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Many Trees, No B		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, See Remarks, Separate Entrance		

**Inclusions:** N/A

**NEW PRICE! RARE RIVERFRONT & MOUNTAIN VIEW WALKOUT!** Experience a lifestyle of privacy and serenity in this meticulously maintained home backing directly onto the Bow River valley. Tucked behind a lush screen of mature trees, this property offers incredible privacy and expansive, unobstructed views of both the Mountains and the City Skyline. **RARE FIND:** A spectacular location featuring a bright, full walkout basement—perfect for entertaining or multi-generational living. **HIGH-VALUE UPGRADES:** \* **NO POLY-B (REPLACED 2024):** Move in with total peace of mind; the entire home’s plumbing has been professionally updated to modern standards. \* **PREMIUM EXTERIOR:** Wrapped in commercially rated acrylic stucco and extensive rock work for superior durability and high-end curb appeal. \* **CHEF’S KITCHEN:** Granite countertops and upgraded appliances (2023), including a 5-burner gas range and upright washer/dryer set. \* **MOVE-IN READY:** Spotless home featuring vaulted ceilings, central air, and 98% newer windows. \* **PRIME LOCATION:** Secluded retreat just 10–15 minutes from Deerfoot Meadows (Costco, IKEA, T&T), top-rated schools, and the Heritage C-Train station.