



GRASSROOTS
REALTY GROUP

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113 Riverview Court W
Calgary, Alberta

MLS # A2330902



\$720,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,869 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Brush, Cul-De-Sac, Garden, Private		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Metal Counters, No Smoking Home, Storage		

Inclusions: N/A

OPEN HOUSE SUNDAY Aug 9 from 2pm - 4pm! Experience the ultimate in modern living with this stunning Riverbend residence, perfectly situated on a quiet cul-de-sac just moments from the scenic Bow River pathway system! Imagine starting your morning with a stroll along breathtaking walking and biking trails, all just steps from your front door. With 2714 sqft of beautiful developed living space, this home is design to impress - featuring 4 spacious bedrooms, 2.5 luxurious bathrooms, and expansive rooms that provide comfort and versatility for the whole family. From the moment you arrive, the charming front porch invites you in. Step inside to an open concept kitchen adorned with gleaming granite countertops, high end stainless steel appliances, and abundant workspace perfect for gourmet meals or lively gatherings . The entire home is enhanced by stylish luxury vinyl plank flooring, creating a sleek unified look throughout. Enjoy peace of mind thanks to major upgrades completed in the past 3 years are TRIPLE PANE WINDOWS, NEW ROOF, ALL Poly-B plumbing replaced with PEX, plus a BRAND NEW FURNACE, HOT WATER TANK, REFRIGERATOR installed August 2026! Step out into your private backyard oasis ideal for summer bbq's, kids adventures, or tranquil evenings under the stars. The location is unbeatable, just steps to the Bow River, Carburn Park, and Sue Higgins Dog Park, with walkable schools, the YMCA, public library, transit, and quick access to Glenmore and Deerfoot Trails all nearby. Don't miss this rare opportunity - this home truly has it all and is ready for you to move in and make memories. Schedule your private tour today before its gone!