



GRASSROOTS
REALTY GROUP

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33 Riverview Point SE
Calgary, Alberta

MLS # A2332420



\$599,000

Division:	Riverbend		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,283 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, No Back Lane, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 447
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage		

Inclusions: Freezer in the garage, 2nd Refrigerator in the lower level, Chair Lift to the basement.

**** OPEN HOUSE SATURDAY & SUNDAY AUGUST 1st & 2nd 1:00-3:00PM **** Welcome to the highly desirable Dreamview Village in Riverbend, a well-managed 55+ adult living community. Located directly across from Carburn Park - a spectacular 135-hectare natural park with the Bow River, scenic walking/biking paths and direct access to Calgary's extensive Bow River pathway system. This rare and highly sought after Bungalow is situated on a premium corner lot. The bright, spacious living and dining room combination is filled with natural light, creating a warm and inviting atmosphere for everyday living and entertaining. The oversized primary bedroom features a private 3-piece ensuite and the convenient main floor laundry adds to the home's functional layout. The fully developed lower level provides additional living space with a generous bedroom, a 3 piece bathroom, and abundant storage. Residents enjoy beautifully landscaped grounds and an active community lifestyle with a welcoming clubhouse featuring a party room with a full kitchen, library and pool tables. This is a rare opportunity to own a home in one of Riverbend's most desirable adult communities.