

**73 Riverview Close SE**  
**Calgary, Alberta**

**MLS # A2288288**



**\$874,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,224 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Insulated, W		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

<b>Heating:</b>	Baseboard, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	Pergola, Storage Shed		

Quick Possession & VACANT! Beautifully maintained two-storey home offering 3,404 sq ft of developed living space (2,224 sq ft above grade). The basement features a separate walk-up entrance and 9' ceilings. Ideally located backing onto green space with a sunny south-facing backyard. The main floor features a bright den, spacious formal dining room with breakfast nook, and an open-concept kitchen with large windows. The kitchen is equipped with a new stainless steel fridge and dishwasher, new hood fan, and a KitchenAid 6-burner gas stove&mdash;perfect for chefs and entertaining. The spacious living room offers a cozy gas fireplace, while the laundry room includes a new washer and dryer. A newly added sunroom with wide sliding doors provides excellent year-round living and entertaining space. The main and upper floors have been freshly painted throughout, adding a bright and updated feel. A curved staircase leads to the upper level, where the massive primary suite features a luxurious ensuite with corner jacuzzi tub, separate shower, vanity, and a huge walk-in closet. Two additional generously sized bedrooms and a full bathroom complete the upper floor. The bright basement is finished to a high standard, featuring large windows, granite countertops, in-floor bathroom heating, 1" plywood acoustic ceiling insulation, premium Miele stainless steel appliances, an independent heating system, and Navien on-demand hot water&mdash;offering excellent flexibility for extended family living. 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 suite. For rental purposes, a development permit application must be submitted for approval as a secondary suite. Once approved, the space may be registered as a legal rental unit.

Additional upgrades include four new exterior fiberglass doors, stamped concrete patios in the backyard and side yard, and an 11' x 11' reclaimed wood pergola. The home also features 220V outlets in the garage and basement, and rough-ins for an outdoor kitchen, BBQ, and hot tub. All major stainless steel appliances and the gas stove were purchased in 2025, providing a modern, energy-efficient living experience. Located just minutes' walk to the Bow River pathway, bike trails, Carburn Park, Sue Higgins Off-Leash Dog Park, and a K&dash;6 CBE elementary school, with nearby shops, restaurants, and quick access to Glenmore Trail for an easy commute.