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212 Riverview Close SE
Calgary, Alberta

MLS # A2354021

$738,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,075 sq.ft.	**Age:**	1993 (33 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, Pantry, Storage, Vinyl Windows		
Inclusions:	TV Mount in Primary, Backyard Shed		

Welcome to this “move-in ready” two-storey family home featuring over 2,600 square feet of fully developed living space on a quiet street, located just steps away from Carburn Park and the walking and biking pathways of the Bow River. This property offers complete peace of mind with major mechanical and infrastructure updates throughout. The home features a full removal of all Poly-B piping completed in 2026, a brand-new central air conditioning system installed in 2024, a brand-new washer and dryer added in 2026, and 25-year roof shingles that still retain over half of their useful life. The main level boasts a bright and versatile layout with hardwood floors, new main floor window blinds, an office/library, formal dining room or another office or playroom, and a generous family room centered around a gas fireplace. The traditional kitchen comes equipped with granite countertops, a slate backsplash, stainless steel appliances including a brand-new stove installed in 2025. Just off the kitchen, a newer rear sliding door with built-in blinds opens directly out to a brand-new custom deck built in 2026, making it ideal for outdoor entertaining in the fully fenced and landscaped backyard. A convenient main floor laundry room and a two-piece guest bathroom complete this level. Upper-level accommodations include a generous primary suite with ample room for a king bed, a private sitting area, a large closet, and a newly updated ensuite featuring double sinks and a custom double-headed shower. Two additional spacious bedrooms and a full four-piece bath complete the upper floor. The fully finished lower level adds exceptional functional living space, highlighted by recessed pot lights, a large TV/Rec room with a second gas fireplace and a massive dedicated storage room. A fourth bedroom with its own ensuite bathroom provides an ideal setup for guests or

extended family. Complete with an insulated, dry-walled double attached garage, this property is situated close to all local amenities, schools, and major routes, offering easy access to Deerfoot Trail and a short 15-minute commute to Downtown Calgary.

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