

# \$749,900 - 327 Riverview Place Se, Calgary

MLS® #A2250020

**\$749,900**

4 Bedroom, 4.00 Bathroom, 1,777 sqft

Residential on 0.13 Acres

Riverbend, Calgary, Alberta

OPEN HOUSE on Saturday, 2:00PM-4:00PM.

Welcome to this beautifully updated family home in the desirable community of Riverbend! Tucked away on a quiet cul-de-sac and backing onto tranquil green space, this home offers the perfect combination of comfort, functionality, and location.

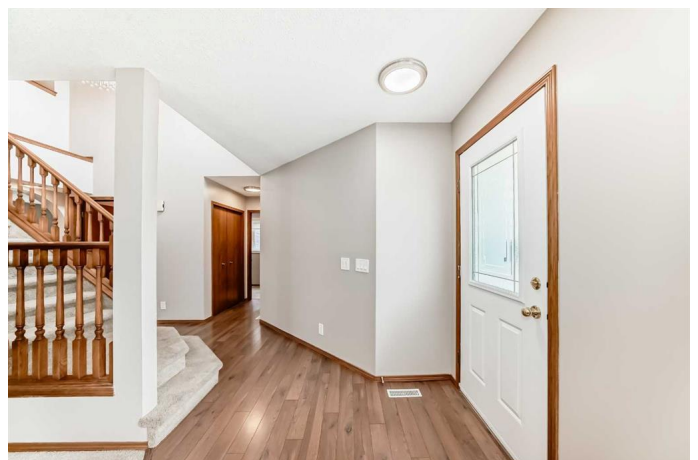
Featuring 3 bedrooms upstairs and a 4th bedroom in the fully developed basement, there's plenty of room for family, guests, or a home office. The bright and spacious main level showcases a smart layout with a front living room, formal dining area, cozy family room with fireplace, office room, and a freshly painted interior throughout.

The kitchen is both stylish and functional, featuring granite countertops, newer stainless steel appliances, and a sunny breakfast nook with access to the backyard – ideal for morning coffee or summer BBQs.

Upstairs, the primary suite includes a walk-in closet and private ensuite, while two more generously sized bedrooms and a full bath complete the upper floor. The finished basement offers a large rec room, fourth bedroom, full bathroom, and additional storage.

Additional, low-maintenance landscaping with underground sprinkler system.

Backing onto green space, you™ll love the privacy and peaceful views – plus, you™re just steps to schools, parks, pathways along the river, and quick access to Deerfoot Trail and Glenmore Trail.



Built in 1994

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250020    |
| Price          | \$749,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,777       |
| Acres          | 0.13        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 327 Riverview Place Se |
| Subdivision | Riverbend              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C4K1                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings                                   |
| Heating           | Forced Air                                                                                                  |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |

|              |                                                 |
|--------------|-------------------------------------------------|
| Fireplaces   | Brick Facing, Family Room, Mantle, Wood Burning |
| Has Basement | Yes                                             |
| Basement     | Finished, Full                                  |

## Exterior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Storage                                                                                                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                                                       |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                                                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 5                 |
| Zoning         | R-CG              |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | C-Luxury Realty Ltd. |
|----------------|----------------------|

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