

# \$899,900 - 73 Riverview Close Se, Calgary

MLS® #A2250500

**\$899,900**

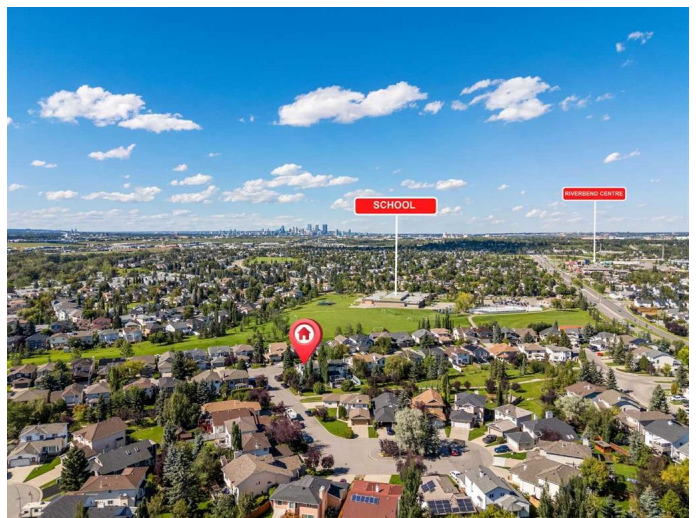
5 Bedroom, 4.00 Bathroom, 2,224 sqft  
Residential on 0.12 Acres

Riverbend, Calgary, Alberta

Welcome to 73 Riverview Close SE â€” a stunning, FULLY RENOVATED home transformed beyond compare. Every detail has been thoughtfully curated, blending modern elegance, comfort, and functionality. The upgrades are extensiveâ€”BRAND NEW chefâ€™s kitchen, three-season sunroom, fresh paint throughout, BRAND NEW basement development completed WITH PERMITS & 1 bedroom SUITE (illegal) with separate concrete entrance, NEW PEX plumbing throughout, updated basement electrical, all-new exterior fiberglass doors, and a beautifully landscaped backyard retreat with stamped concrete and a custom pergola. This is truly a home that must be seen to be appreciated.

Inside, youâ€™re greeted by a bright two-story foyer and gleaming HARDWOOD floors that set the tone for the rest of the home. A spacious formal dining room flows into the show-stopping kitchenâ€”a true chefâ€™s dream with a commercial-grade KitchenAid GAS range, Fulcor hood fan, NEW four-door panel refrigerator, prep island, and rich wood countertops accented by a modern tile backsplash. The adjoining dining nook overlooks the backyard, while the open living room with custom built-ins and a cozy gas fireplace offers the perfect gathering space for family and friends.

Step into the three-season sunroom, an



extension of your living area with vaulted ceilings, hardwood floors, pot lighting, new windows, and sliding doorsâ€”ideal for morning coffee or evening wine while enjoying the private GREEN SPACE out back. A main floor office provides a perfect work-from-home setup, while the customized laundry room with cabinetry and sink adds convenience.

Upstairs, an elegant spiral staircase leads to three generous bedrooms, including a KING sized primary retreat with a custom feature wall, 5-piece ENSUITE & spacious WALK-IN closet. Two additional bedrooms share an additional full bathroom, completing the upper floor.

The brand-new basement development (with permits) adds incredible versatility. A fully finished one-bedroom suite (illegal) with its own entrance features high-end MIELE appliances, GAS cooktop, GRANITE & MARBLE finishes, a sleek bathroom, separate laundry, and luxury vinyl plank flooringâ€”ideal for extended family or rental income. Additionally, the upper-level owners enjoy a private fourth bedroom/den in the basement, completely separate from the suite.

Outdoors, the backyard has been transformed into a private, maintenance-free oasis backing onto GREEN SPACE with NO NEIGHBOURS behind you!! Enjoy the stamped concrete patio, STUNNING pergola gazebo built with 6x6 wood structure & reclaim wood patina finish. Designed with future potential in mind, the home also includes 220V outlets in the basement, garage, and deck, rough-ins for a hot tub, plus gas and water lines ready for an outdoor kitchen and barbecue.

Every upgrade, every finish, every space has been intentionally designed. 73 Riverview Close is more than a homeâ€”itâ€™s a

lifestyle. Only steps to a K-6 school, 5 minute walk to the Bow river & 10 minute walk to Carburn park!!

Built in 1993

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250500    |
| Price          | \$899,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,224       |
| Acres          | 0.12        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 73 Riverview Close Se |
| Subdivision | Riverbend             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2C 4C5               |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                     |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Front Drive |
| # of Garages   | 2                                                                                     |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, Separate Entrance                                                                  |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Garburator, Humidifier, Microwave, Range Hood, Washer, Water Softener, Window |

|                 |                                         |
|-----------------|-----------------------------------------|
|                 | Coverings                               |
| Heating         | Forced Air, Natural Gas                 |
| Cooling         | Central Air                             |
| Fireplace       | Yes                                     |
| # of Fireplaces | 1                                       |
| Fireplaces      | Gas, Living Room, Mantle, Stone         |
| Has Basement    | Yes                                     |
| Basement        | Finished, Full, Suite, Walk-Up To Grade |

## Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                                              |
| Lot Description   | Backs on to Park/Green Space, Fruit Trees/Shrub(s), Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                                                             |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                                                             |
| Foundation        | Poured Concrete                                                                                                             |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 8                   |
| Zoning         | R-CG                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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