

# \$940,000 - 95 Riverside Close Se, Calgary

MLS® #A2216340

**\$940,000**

4 Bedroom, 4.00 Bathroom, 1,843 sqft

Residential on 0.20 Acres

Riverbend, Calgary, Alberta

Looking for country living within the city? This is your opportunity! This beautifully updated gem sits on a generous 8,890 sq. ft. corner lot, siding onto greenspace and offering fantastic views of the Carburn Park Lagoon. Inside, the home welcomes you with a stunning front living and dining room featuring dramatic 18-foot ceilings, new hardwood flooring and plenty of natural light. The spacious kitchen includes a sunny eating area framed by a large picture window that perfectly captures the views of the water and provides access to the large deck. A sunken family room offers a wood-burning fireplace, wet bar, and well-appointed mantel with three large mirrors. Also on the main level are a convenient home office/den with built-in book shelf and a powder room with laundry (with new washer and dryer). Upstairs, the primary suite features a patio door leading to a private balcony overlooking the park, a walk-in closet, and ensuite with a jetted tub. Two additional bedrooms and a full bathroom complete the upper floor. The walk-out basement provides even more living space, including a large rec room, den, an additional bedroom, a bathroom, and ample storage. Enjoy your large, private sunny west-facing backyard with eight mature trees, established shrubs and perennials, and stunning natural views. Additional upgrades and features include: new marble tile flooring in all bathrooms, new carpet upstairs, updated furnace and roof. Conveniently located steps to the river and



pathways, close to schools, the shops and amenities of Riverbend and Quarry Park, and an easy commute to downtown - don't miss out on this fantastic opportunity to own a home in an UNBEATABLE LOCATION!

Built in 1989

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216340    |
| Price          | \$940,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,843       |
| Acres          | 0.20        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 95 Riverside Close Se |
| Subdivision | Riverbend             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2C 3M7               |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), |
|-------------------|---|

|                 |  |
|-----------------|--|
|                 | Wet Bar  |
| Appliances      | Dishwasher, Dryer, Electric Stove, Garburator, Range, Refrigerator, Washer |
| Heating         | Forced Air   |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Brick Facing, Mantle, Tile, Wood Burning, Raised Hearth                    |
| Has Basement    | Yes  |
| Basement        | Full, Partially Finished, Walk-Out   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Private, Sloped |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 2             |
| Zoning         | R-CG          |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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