

# \$619,900 - 259 Riverview Close Se, Calgary

MLS® #A2232078

**\$619,900**

4 Bedroom, 2.00 Bathroom, 1,500 sqft

Residential on 0.12 Acres

Riverbend, Calgary, Alberta

Looking for a bungalow to make your own or your next renovation project? This is your opportunity! Located on one of Riverbend's most desirable streets, this 1500 sq.ft. bungalow offers a great layout and endless potential. The main floor features a spacious living and dining area with vaulted ceilings, a kitchen with an eating nook and direct access to the back deck, plus a large primary bedroom with walk-in closet and ensuite with soaker tub and separate shower. Two additional bedrooms and a full bathroom complete the main level. The basement adds another 1100 sq.ft. of space and includes a huge rec room with a pool table and bar area, a potential 4th bedroom (egress window and closet required), a den, laundry, and plenty of storage. With the exception of a new roof in 2023, the home is largely original and in need of TLC. Whether you're an investor, renovator, or someone dreaming of customizing a bungalow in a prime location, this property is full of opportunity. Enjoy being just a short walk to the river and pathways, the Sue Higgins off-leash dog park, and close to Quarry Park with easy access to Glenmore and Deerfoot Trail. Don't miss out on this opportunity!

Built in 1994

## Essential Information

MLS® #

A2232078



|                |             |
|----------------|-------------|
| Price          | \$619,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,500       |
| Acres          | 0.12        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 259 Riverview Close Se |
| Subdivision | Riverbend              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 4G8                |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Jetted Tub, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Washer   |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Tile, Mantle, Raised Hearth  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |  |
|-----------------|--|
| Lot Description | Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Private, Rectangular Lot |
| Roof            | Asphalt Shingle  |
| Construction    | Brick, Stucco, Wood Frame  |
| Foundation      | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 3               |
| Zoning         | R-CG            |

### **Listing Details**

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

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