

# \$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.

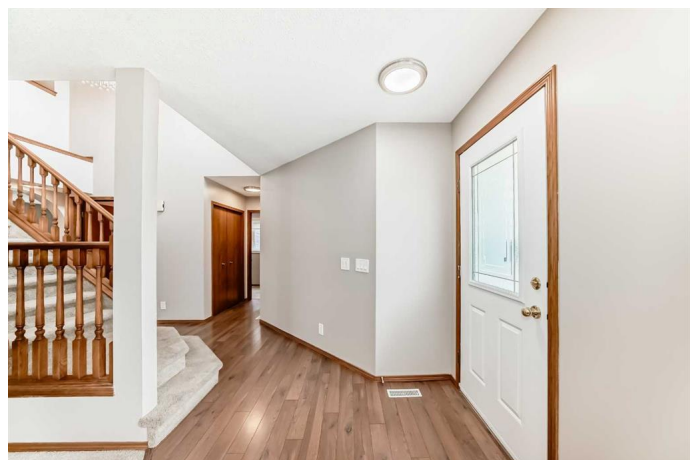
Featuring 3 bedrooms upstairs and a 4th bedroom in the fully developed basement, there's plenty of room for family, guests, or a home office. The bright and spacious main level showcases a smart layout with a front living room, formal dining area, cozy family room with fireplace, office room, and a freshly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

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.