

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

## Exterior

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

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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