

# \$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
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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	8
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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