

# \$640,000 - 321 Riverview Circle Se, Calgary

MLS® #A2229683

**\$640,000**

3 Bedroom, 3.00 Bathroom, 1,784 sqft

Residential on 0.14 Acres

Riverbend, Calgary, Alberta

Welcome to this beautifully maintained detached 2-storey home, ideally situated on a quiet street in the highly sought-after community of Riverbend. Boasting nearly 1,800 sq ft of comfortable living space, this residence offers 3 spacious bedrooms, 2.5 bathrooms, and a double attached garage. Step inside and you'll be impressed by the contemporary vinyl flooring, soaring ceilings, and the abundance of natural light flooding through large south-facing windows. The bright, open-concept main floor is perfect for everyday living and entertaining alike. The inviting family room is anchored by a cozy fireplace, while the kitchen features warm wood cabinetry, white appliances, a central island, and a convenient pantry. Upstairs, you'll find three generously sized bedrooms, including a serene primary retreat complete with a walk-in closet and a 4-piece ensuite bath. The undeveloped basement provides endless potential—customize it to fit your lifestyle. Step outside to your private backyard oasis, highlighted by a spacious deck ideal for summer BBQs and outdoor relaxation. The expansive driveway offers ample parking for multiple vehicles. Enjoy the convenience of being close to schools, parks, playgrounds, shopping, dining, and with quick access to Glenmore Trail for an easy commute. This is a perfect family home in an unbeatable location. Don't miss your opportunity—schedule your private showing today!



Built in 1995

## Essential Information

MLS® #	A2229683
Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,784
Acres	0.14
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	321 Riverview Circle Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4K3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Cedar Shake
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	7
Zoning	R-CG

**Listing Details**

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.