



259 Riverview Close Calgary Alberta

\$619,900

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! (id:6769)

Family room 25.00 Ft x 11.00 Ft
 Recreational, Games room 21.00 Ft x 14.00 Ft
 Other 8.00 Ft x 6.00 Ft
 Bedroom 13.83 Ft x 8.67 Ft
 Den 8.67 Ft x 7.08 Ft
 Laundry room .00 Ft x .00 Ft
 Living room 18.92 Ft x 8.92 Ft
 Dining room 10.00 Ft x 9.00 Ft

Kitchen 13.92 Ft x 9.92 Ft
 Breakfast 9.00 Ft x 9.00 Ft
 Primary Bedroom 16.17 Ft x 11.92 Ft
 4pc Bathroom .00 Ft x .00 Ft
 Bedroom 9.17 Ft x 9.17 Ft
 Bedroom 9.17 Ft x 8.58 Ft
 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
 RE/MAX Realty Professionals

<http://www.tarrynhamilton.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
 cm.mackenzie@shaw.ca