



73 Riverview Close Calgary Alberta

\$899,900

Quick Possession - VACANT! Beautifully maintained two-storey home offering 3,404 sq ft of developed living space (2,224 sq ft above grade), including a fully developed, high-end 2-bedroom, 1-bath illegal basement suite (up to the code with City Calgary) with a separate entrance and 9' ceilings. Backing onto green space with a sunny south-facing backyard, this home is ideal for families and those seeking additional income potential. The main floor features a bright den, spacious formal dining room with breakfast nook, and an open-concept kitchen with large windows. The kitchen is equipped with a new stainless steel fridge and dishwasher, new hood fan, and a KitchenAid 6-burner gas stove -- perfect for chefs and entertaining. The spacious living room offers a cozy gas fireplace, while the laundry room includes a new washer and dryer. A newly added sunroom with wide sliding doors provides excellent year-round living and entertaining space. A curved staircase leads to the upper level, where the massive primary suite features a luxurious ensuite with corner jacuzzi tub, separate shower, vanity, and a huge walk-in closet. Two additional generously sized bedrooms and a full bathroom complete the upper floor. The bright basement suite is freshly painted throughout and finished to a high standard, featuring large windows, granite countertops, in-floor bathroom heating, 1" plywood acoustic ceiling insulation, premium Miele stainless steel appliances, an independent heating system, and Navien on-demand hot water -- offering excellent potential for investors or mortgage-helper income. Additional upgrades include four new exterior fibreglass doors, stamped concrete patios in the backyard and side yard, and an 11' x 11' reclaimed wood pergola. The home also features new PEX water lines, 220V outlets in the garage and basement, and rough-ins for an outdoor kitchen, BBQ, and hot tub. ...

4pc Bathroom 8.25 Ft x 4.92 Ft

Bedroom 16.67 Ft x 12.75 Ft

Bedroom 14.83 Ft x 12.50 Ft

Kitchen 13.50 Ft x 11.75 Ft

Recreational, Games room 18.08 Ft x 12.08 Ft

Furnace 6.58 Ft x 10.42 Ft

Kitchen 10.50 Ft x 11.42 Ft

Living room 22.42 Ft x 13.75 Ft

Other 6.08 Ft x 8.50 Ft

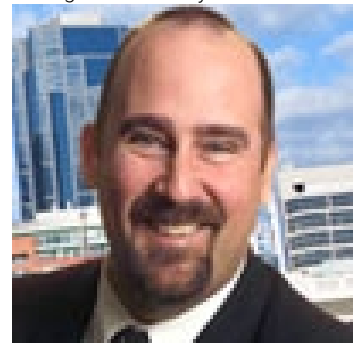
Office 9.25 Ft x 9.92 Ft

Other 16.17 Ft x 10.50 Ft

4pc Bathroom 8.08 Ft x 7.00 Ft

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Listing Presented By:



Originally Listed by:
eXp Realty

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RE/MAX Realty Professionals

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2pc Bathroom 8.92 Ft x 3.00 Ft

Breakfast 9.92 Ft x 6.00 Ft

Dining room 14.50 Ft x 8.42 Ft

Family room 11.75 Ft x 12.42 Ft

5pc Bathroom 10.92 Ft x 15.58 Ft

Bedroom 12.92 Ft x 9.92 Ft

Bedroom 11.58 Ft x 11.00 Ft