

89 Riverview Point SE Calgary, Alberta

MLS # A2167290



\$525,000

Division:	Riverbend		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,221 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Front Yard, Lawn, Greenbelt, Lan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 433
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: All appliances AS-IS, vacuum system & attachments, water softener, shelving in basement, garage door opener and 2 remotes

Welcome to Dreamview Village! This beautifully maintained and well-managed 55+ complex is ideally situated just steps away from Carburn Park, the river, and scenic pathways. Rarely do air-conditioned END UNITS with a DOUBLE GARAGE like this come on the market! The spacious main level offers over 1200 sq. ft. of living space, featuring hardwood flooring and tile throughout. The kitchen includes a cozy eating area and flows into the dining and living room, where vaulted ceilings and large windows create an inviting atmosphere. The patio door off the living room provides access to your east facing patio. The primary bedroom includes large double closets and ensuite with practical walk-in tub. A second bedroom, a full bathroom, and a conveniently located laundry room complete the upper level. The fully developed basement offers a large rec room with a gas fireplace, a third bedroom (requires an egress window), a full bathroom, and plenty of storage space. Recent updates include a new furnace and hot water tank. Monthly condo fees of \$433.42 include common area maintenance, water & sewer, professional management, reserve fund, landscaping and snow removal. This exceptionally quiet complex boasts an active clubhouse with a library, pool tables, and meeting areas. Plus, it's conveniently close to all the amenities of Quarry Park and park and pathways for year round enjoyment. Move in and enjoy a carefree lifestyle in this prime location!