

56 Riverview Drive SE  
Calgary, Alberta

MLS # A2177963



## \$629,900

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	990 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Faces Front, On Street, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 368
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)		

**Inclusions:** n/a

OPEN HOUSE 12-2pm TODAY! Saturday, 9Nov24. BRAND NEW INTERIOR! Over \$100K in steller renovations! The basement was entirely redone. ALL Poly-B pipes were completely removed throughout and replaced with Pex. The main floor has all new windows and doors, the ceilings were scraped and walls freshly painted in a neutral designer colour. New everything... flooring, lighting, full bathrooms up and down, glass panel railing, new kitchen with granite countertops, gorgeous glass tile backsplash, sink, faucets and cabinets revamped and much more. The primary bedroom has two closets and door to the main bathroom. Off the foyer is an oversized single garage (insulated, drywalled and painted) with lots of EXTRA STORAGE or workshop, the driveway can fit two more cars and there is lots of street parking. Enjoy your own private, west facing front patio where you can sit and relax on a sunny afternoon watching deer go by, or entertain family and friends at your large back deck leading from the dining / living area (vaulted ceiling). Note the gorgeous mature tree strategically planted for privacy at the corner. This fully finished, fabulous 55+ bungalow style villa has 1 bedroom up and an office/den down. The extra, second room with a view of the park on the main floor could easily be turned into another bedroom if you install a door & closet. There are 2 bathrooms, loads of storage space and MAIN LEVEL washer and dryer. The amenities at Dreamview Village (an award winning complex) are exceptional. The Clubhouse is a great social space with a book club, puzzles, library, bingo, pool and games nights with bridge, crib and bingo. On the second Wednesday of each month there is a catered dinner where you can 'bring your own drink' and they also have regular Birthday celebrations. There is an exercise area and you can even rent the clubhouse for a minimal fee

to host your own get-together. The Riverbend Community Association offers programs and services to all Riverbend residents and there is a 50+ activity centre in Ogden. You can join the FLC Seniors Club at the Trico Centre or take advantage of the activities at the Remington YMCA in nearby Quarry Park. A fantastic location by the Bow River and Carburn Park is DIRECTLY across the street, where you can walk your dog along the river and stop to sit at the bench watching wildlife, like ducks and geese at the two man-made ponds or simply take a lovely stroll on a sunny day through nature. All amenities... shopping, restaurants, coffee shops and transit are within a short walk, drive or bus ride. South Health Campus is 15 minutes away, the Rockyview Hospital is just 10 minutes away and you can get to the airport in 25 minutes. Lawncare, landscaping and snow removal is now only a memory. Simco Management takes care of all the maintenance. This is truly a unique opportunity for immediate possession of a newly remodeled home in an established community with great neighbours. Book your showing today or come visit us at our Open House!