23 Riverview Circle SE

Calgary | Active | MLS® A2358991

$725,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1995**	**1,799.51 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

Welcome to this beautifully maintained, fully finished 2-storey home nestled on a quiet, mature tree-lined street in the highly sought-after community of Riverbend. Just minutes' walk to Carburn Park, the Bow River pathways, and the Sue Higgins dog park, and conveniently close to schools, shopping, transit, and the C-Train - this location truly has it all. This well-loved home showcases a spacious kitchen featuring granite countertops, a center island, new cabinetry, stainless steel appliances, and a corner pantry. The exceptional floor plan offers a formal living and dining room, plus a bright and inviting family room as your enter the home, complete with patio doors leading to the large sunroom, deck and spacious backyard. Upstairs you'll find three generous bedrooms, including a primary retreat with a walk-in closet and full ensuite. A second full bathroom completes the upper level. The fully finished basement provides fantastic additional living space with a recreation room, fourth bedroom, and a full bathroom - ideal for guests or a growing family. Additional highlights include great curb appeal, main floor laundry and true pride of ownership throughout.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358991
Bedrooms	4
Bathrooms	4
Year Built	1995
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,799.51 sq. ft.
Below Grade Finished Area:	907.38 sq. ft.

Acreage:	No
Lot Area:	5,694 sq. ft.
Lot Frontage:	40'7"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1995 (Age: 31)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9312499
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Laminate
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room

Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southeast
Community:	Riverbend
Appliances:	Dishwasher, Dryer, Electric Range, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Airspace Restriction, Utility Right Of Way
Main Floor	Laundry · 8'3" × 5'5" ·
Main Floor	Dining Room · 9'8" × 8' ·
Main Floor	Living Room · 13'9" × 13'1" ·
Main Floor	Kitchen · 12'8" × 8'5" ·
Main Floor	Sunroom/Solarium · 13'5" × 7'9" ·
Main Floor	Office · 9' × 8'11" ·
Main Floor	Breakfast Nook · 8'6" × 5'11" ·
Main Floor	Den · 9'3" × 8' ·
2nd Floor	Bedroom - Primary · 13'10" × 12' ·
2nd Floor	Bedroom · 13'11" × 8'11" ·
2nd Floor	Bedroom · 13'8" × 9'3" ·
Basement	Bedroom · 11'11" × 11'2" ·
Basement	Furnace/Utility Room · 15'4" × 13'7" ·
Basement	Game Room · 29'10" × 13'8" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry
Exterior Features:	Garden, Private Yard, Storage
Patio And Porch Features:	Deck, Enclosed, Front Porch, Patio
Lot Features:	Back Yard, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-C1
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/23-riverview-circle-se-calgary-a2358991/

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