

\$565,000 - 52 Riverview Drive Se, Calgary

MLS® #A2267652

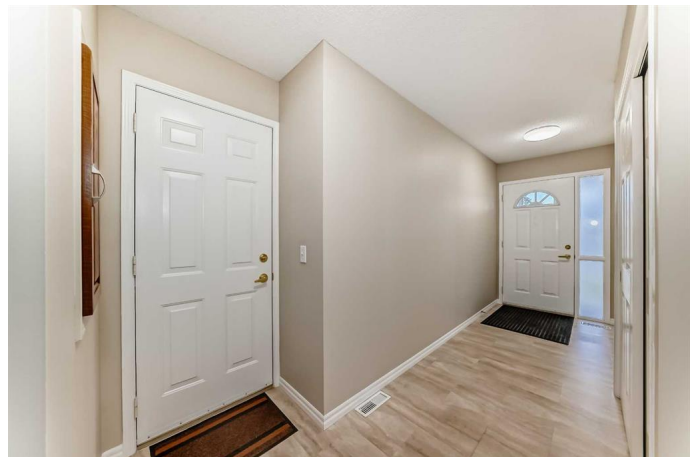
\$565,000

2 Bedroom, 2.00 Bathroom, 1,217 sqft

Residential on 0.08 Acres

Riverbend, Calgary, Alberta

Welcome to worry-free living right across the street from Carburn Park in Riverbend! You have access to everything you need without ever leaving your community, including Sobeys and Tim Hortons. This beautifully maintained bungalow villa is part of a well-managed +55-only complex, designed for comfort, convenience, and connection. With 2 spacious bedrooms, 2 full bathrooms, and an attached double garage, this home offers the perfect balance of private living and community lifestyle. Step inside to a bright, open floor plan with neutral tones, large windows, and an inviting layout. The front foyer welcomes you with plenty of closet space, leading into a living and dining area with vaulted ceilings that feel spacious yet cozy. The kitchen boasts brand-new stainless steel appliances, abundant cabinet space, and a functional galley design that makes meal preparation easy. A sunny breakfast nook overlooks the front yard, perfect for morning coffee or casual meals. The primary suite features a generous layout with a sizable closet and a 3-piece ensuite, while a second bedroom is ideal for guests, hobbies, or a home office. An additional 4-piece bathroom ensures comfort and convenience. Enjoy the ease of villa living, with the landscaping and snow removal handled by the condo association. Spend less time on chores and more time enjoying the activities you love. The property also includes main-floor laundry, a double garage with direct home access, and a



private rear deck for outdoor relaxation. This is an ideal home for downsizers, snowbirds, or anyone seeking a peaceful, lock-and-leave lifestyle without sacrificing space or comfort.

Built in 1994

Essential Information

MLS® #	A2267652
Price	\$565,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,217
Acres	0.08
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Active

Community Information

Address	52 Riverview Drive Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4H8

Amenities

Amenities	Clubhouse, Party Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot, Street Lighting, Treed, Environmental Reserve
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	1
Zoning	M-CG d44

Listing Details

Listing Office	Power Properties
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