

9029 21 Street, Calgary T2C 3W7

MLS®#:	A2149348	Area:	Riverbend	Listing Date:	07/15/24		List Price:	\$599,900			
Status:	Active	County:	Calgary	Change:	None		Associatio	:Fort McMurray			
				General Info	ormation					DOM	
				Prop Type:		Residential				63	
				Sub Type:		Detached				<u>Layout</u>	
				City/Town:		Calgary		Finished Floor Area		Beds:	4(31)
	nuk.			Year Built:		1989		Abv Sqft:	1,198	Baths:	3.0 (3 0)
States.	Har 12 Perfer			Lot Informa	<u>tion</u>			Low Sqft:		Style:	4 Level Split
		- *		Lot Sz Ar:		4,219 sqft		Ttl Sqft:	1,198		
			L. IN THE REAL	Lot Shape:						Parking	
										Ttl Park:	2
										Garage Sz:	2
State and and a				Access:						Curuge 521	-
	All and a second			Lot Feat:		Back Lane,	See Rema	rks			
				Park Feat:							
and the			1	runk reut.		Double Gui	uge Attac	licu			
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Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingl Forced Air None	e		Construction: Vinyl Siding,Wood Frame Flooring: Carpet,Ceramic Tile Water Source: Fnd/Bsmt: Poured Concrete		
Kitchen Appl:		Dishwasher,Electric Stove,Re	frigerator			
Int Feat:		See Remarks				
Utilities:						
			Roor	n Information		
<u>Room</u>		Level	<u>Dimensions</u>	Room	Level	Dimensions
Dining Room		Main	13`0" x 7`7"	Foyer	Main	7`4" x 9`6"
Kitchen		Main	12`2" x 9`5"	Living Room	Main	13`10" x 18`6"
4pc Bathroom		Second	4`11" x 7`11"	4pc Ensuite bath	Second	5`0" x 7`11"
Bedroom		Second	9`0" x 9`2"	Bedroom	Second	9`6" x 9`2"
Bedroom - Prir	mary	Second	15`5" x 12`10"	3pc Bathroom	Lower	6`9" x 5`7"
Bedroom	-	Lower	13`6" x 10`5"	Game Room	Lower	12`10" x 20`9"
Furnace/Utility	y Room	Basement	10`1" x 5`7"	Den	Basement	9`5" x 9`0"

Legal/Tax/Financial					
Title:	Zoning:				
Fee Simple	R-C2				
Legal Desc:	8911446				
	Remarks				
Pub Rmks: Location !!! Location !!! Location !!! Beautiful 4- Level Split on a super quiet street in the heart of Riverbend, this home is a must-see. Front Attached Garage, 3 Bathroom. Don't Miss It Out. For All Your Showings Call Your Favorite Realtor To Show.					
Inclusions:	None				
Property Listed By:	Century 21 Bravo Realty				
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123