



THE
A-TEAM

**RE/MAX
FIRST**

9137 21 STREET SE , Calgary T2C 3Z4

MLS®#: **A2159355**

Area: **Riverbend**

Listing **08/21/24**

List Price: **\$774,000**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$21k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1990**

Finished Floor Area

Abv Sqft: **1,731**

Low Sqft:

Ttl Sqft: **1,731**

Lot Information

Lot Sz Ar: **4,164 sqft**

Lot Shape:

DOM

29

Layout

Beds: **4 (4)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape,Street Lighting,Private,Rectangular Lot

Park Feat:

Double Garage Attached,Off Street

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic**
Tile,Hardwood,Linoleum,Vinyl,Vinyl Plank
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,Kitchen Island,Quartz Counters,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Upper	11`10" x 5`1"
Bedroom	Upper	9`5" x 9`11"
Bedroom	Upper	9`5" x 9`9"
2pc Bathroom	Main	2`7" x 7`6"
Living Room	Main	11`2" x 12`5"
Kitchen	Main	11`4" x 16`10"

Room	Level	Dimensions
Bedroom - Primary	Upper	12`8" x 14`3"
Bedroom	Upper	9`9" x 9`11"
4pc Bathroom	Upper	4`11" x 8`8"
Laundry	Main	5`7" x 8`6"
Dining Room	Main	15`11" x 9`7"
Family Room	Main	13`6" x 11`4"

Den
3pc Bathroom
Game Room

Lower
Lower
Lower

18`11" x 8`5"
7`1" x 7`8"
16`2" x 10`11"

Furnace/Utility Room
Kitchen

Lower
Lower

10`8" x 4`0"
7`11" x 11`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9012448

Zoning:
R-C2

Remarks

Pub Rmks:

Welcome to this beautifully remodeled home in vibrant Riverbend. This spacious property has been meticulously updated from top to bottom. Exterior improvements include new siding, new roof, updated exterior lighting, and Blink security system surrounding the house. Interior improvements include Structural changes that now allow for an open-concept main floor that flows seamlessly along with a new stunning kitchen, now equipped with quartz countertops, a large chef's island with banquette seating, new cabinet doors, and modern appliances. Beyond the visible upgrades, 80% of the plumbing throughout the house has been replaced, and new electrical lighting has been added on both the main floor and basement. All three floors feature new flooring and fresh paint, with new trim throughout on the main level and basement. Relax in the modern living room by the cozy fireplace. The second-floor features 4 spacious bedrooms, providing ample room for family and guests. This home also includes a versatile illegal suite/nanny suite/in-law accommodation, complete with its own laundry, custom kitchen, and a 3-piece bath—ideal for extended family or rental potential. Conveniently located near public and Catholic schools, this home offers quick access to major routes such as Glenmore, Stoney, and Deerfoot Trails, ensuring a smooth commute. Shopping, dining, and nature parks like Carburn Park, Sue Higgins, and Fish Creek are all just minutes away. Don't miss this exceptional opportunity to own a move-in-ready home in Riverbend. Schedule your private showing today!

Inclusions:
Property Listed By:

None
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







