



THE
A-TEAM

**RE/MAX
FIRST**

9137 21 STREET SE , Calgary T2C 3Z4

MLS®#: **A2166674**

Area: **Riverbend**

Listing Date: **09/18/24**

List Price: **\$729,800**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 17-Oct**

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**

DOM

41

Layout

Beds: **4 (4)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Lot Information

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

Lot Shape:

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:

Concrete Driveway,Double Garage Attached,Garage Faces Front,Off Street

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,ENERGY STAR Qualified Appliances,Microwave,Refrigerator,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Upper	11`10" x 5`1"	Bedroom - Primary	Upper	12`8" x 14`3"
Bedroom	Upper	9`5" x 9`11"	Bedroom	Upper	9`9" x 9`11"
Bedroom	Upper	9`5" x 9`9"	4pc Bathroom	Upper	4`11" x 8`8"
2pc Bathroom	Main	2`7" x 7`6"	Laundry	Main	5`7" x 8`6"

Living Room	Main	11`2" x 12`5"	Dining Room	Main	15`11" x 9`7"
Kitchen	Main	11`4" x 16`10"	Family Room	Main	13`6" x 11`4"
Den	Lower	18`11" x 8`5"	Furnace/Utility Room	Lower	10`8" x 4`0"
3pc Bathroom	Lower	7`1" x 7`8"	Kitchen	Lower	7`11" x 11`0"
Game Room	Lower	16`2" x 10`11"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C2**
 Legal Desc: **9012448**

Remarks

Pub Rmks: **Welcome to this meticulously updated home. This residence has undergone a comprehensive top-to-bottom transformation over the last two years. Key highlights of this home include extensive exterior upgrades: new siding (sept 2023), new roof (June 2024), upgraded exterior lighting (sept 2023), Exterior Paint and gardens (Sept 2023) and added Blink Security system surrounding property (Jan 2023) .Inside you will find a modernized open-concept main floor which includes structural changes made (July 2022) to create a seamless flow, featuring a newly remodeled kitchen with quartz countertops and backsplash (Aug 2024) complete with chef's island, added banquette seating for family and modern appliances. Significant system upgrades with approx. 85% of the home's existing plumbing replaced along with new electrical throughout the main floor and basement plus added pot lighting, and brand new lighting fixtures. All 3 floors have been updated with new flooring (hardwood, vinyl and carpet) and fresh paint throughout. New trim and baseboards on the main floor and basement along with both bathrooms on the upper floor. Brand new basement development which includes its own laundry, custom kitchen and added 3 piece bath (completed Dec 2023). West Facing back deck for beautiful afternoon sunsets. Conveniently located, close to both public and Catholic schools and easy access to 3 major arteries such as Glenmore, Stoney, and Deerfoot Trails. Centrally situated and a 5 minutes drive to Carburn, Sue Higgins, and Fish Creek park. Centrally situated, you'll also find three plazas nearby. This property has it all!**

Inclusions: **NA**
 Property Listed By: **eXp Realty**

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







