



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9029 21 Street, Calgary T2C 3W7**

MLS®#: **A2180785**

Area: **Riverbend**

Listing Date: **11/26/24**

List Price: **\$615,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1989**

Lot Information

Lot Sz Ar: **4,219 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,See Remarks**  
Park Feat: **Double Garage Attached**

DOM

**25**

Layout

Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 7`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 7`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`0" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`5" x 12`10"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`6" x 10`5"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`1" x 5`7"</b>

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>7`4" x 9`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 18`6"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`0" x 7`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 9`2"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>6`9" x 5`7"</b>
<b>Game Room</b>	<b>Lower</b>	<b>12`10" x 20`9"</b>
<b>Den</b>	<b>Basement</b>	<b>9`5" x 9`0"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**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**

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











