



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**9526 21 Street SE**  
**Calgary, Alberta**

**MLS # A2277743**



**\$599,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,535 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Rectang		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Other, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Walk-In Closet(s)		

**Inclusions:** garage door opener and 2 remotes, all window coverings.

Tremendous value - 1500+ sq. ft. with an attached garage - a fantastic opportunity for a new owner to update and make it their own! The main level features a front living room, kitchen with eating area and patio doors leading to the backyard, a family room with gas fireplace, plus main-floor laundry and a powder room. Upstairs you'll find a spacious primary bedroom with walk-in closet and ensuite, two additional bedrooms, and the main bathroom. The developed basement includes a recreation room, plenty of storage and potential fourth bedroom. The well-treed, private backyard offers a deck and gazebo. While fairly original, this home has been well maintained over the years with key updates including the roof, furnace, and hot water tank. Ideally located just one block from the amenities of Quarry Park, a short walk to the river and pathway system, and offering easy access to Deerfoot and Glenmore Trail. A great opportunity in an excellent location—don't miss out!