



9137 21 Street SE
Calgary, Alberta

MLS # A2159355



\$795,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,732 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Low Maintenance		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Quartz Counters, Separate Entrance		

Inclusions: None

Welcome to this meticulously updated home in the revitalized area of Riverbend, where modern comfort meets convenience. This residence has undergone a comprehensive top-to-bottom transformation, bringing it into the current decade with a host of updates. List of updates (not exclusive) include new siding, a new roof, and fresh exterior lighting for enhanced curb appeal. Inside, the entire house boasts new flooring, complemented by a contemporary design scheme. The heart of the home is a brand-new quartz kitchen featuring a chef's island/banquette, new cabinet doors, and an open concept floor plan that seamlessly integrates with the living areas. The main floor also showcases new lighting and modern appliances, including a Blink security system for peace of mind. Relax in the modern living room by the fireplace, enjoying the comfort and style of this thoughtfully updated space. This home offers ample room with 4 bedrooms on the second floor and over 2500 square feet of livable space. Additionally, it features a versatile illegal suite/nanny suite/in-law accommodation complete with independent laundry, a custom kitchen, and a 3-piece bath, perfect for extended family or guests. Conveniently located, this property is close to both public and Catholic schools and offers easy access to major transportation arteries such as Glenmore, Stoney, and Deerfoot Trails, all within 5-10 minutes' reach. Centrally situated, you'll also find three plazas nearby for all your shopping and dining needs. Don't miss out on the opportunity to call this gem your new home. Schedule your showing today and experience the charm and convenience of living in Riverbend.