

9526 21 Street SE
Calgary, Alberta

MLS # A2277743



\$599,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Other, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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!