

**9029 21 Street SE**  
**Calgary, Alberta**

**MLS # A2229143**



**\$649,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	Open Floorplan		

**Inclusions:** NA

Hey there! I've got some exciting news to share! This renovated, refreshed, and ready-to-move-in home is in the fantastic family-friendly community of Riverbend. It's a 4-level split with an open floor plan that's over 1700 square feet, perfect for entertaining. Imagine soaring ceilings, a brand-new kitchen with quartz counters and a breakfast bar, a separate eating area, and a convenient pantry. The open Dining and Living Room combo is ideal for hosting gatherings, and the new LVP and carpet throughout give it a bright and inviting interior filled with natural light. Upstairs, you'll find a spacious primary bedroom with an updated ensuite, two additional bedrooms, and a full bathroom. The lower level includes a cozy rec room with a wood-burning fireplace, a fourth bedroom, a full updated bathroom, and a laundry room. And the cherry on top? A west-facing fenced backyard and a great side deck complete this home! Riverbend is conveniently located near schools, shopping, transit, and everything else you need. But hurry, because this home is turn-key ready! Take a look at the pictures and videos, and then make an appointment to see it in person. You might just fall in love at first sight!