



**GRASSROOTS**  
REALTY GROUP

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**3306 21 Street SW**  
**Calgary, Alberta**

**MLS # A2228238**



**\$849,900**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,866 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Open Floorplan, Recessed Lighting		

**Inclusions:** None

OPEN HOUSE SUNDAY JUNE 15 from 11-1PM \*\* This is not your average inner-city listing, with beautiful finishings and quality craftsmanship this Marda Loop home is a gem. Welcome to a property that quietly outranks the noisy competition. A walk-out in Marda Loop, built in the early 2000s—when trades still showed up, materials still mattered, and builders didn't cut corners behind drywall. Real wood, not particle board. Actual craftsmanship, not just gloss and builder's standard. While today's builds often lean flashy and hollow, this one offers something far more valuable: structural integrity, thoughtful layout, and long-term value. It's been upgraded without erasing its soul. Natural light moves through the home in all the right places. The kitchen and living areas are designed for actual living—not just photos. Bedrooms are generous, private, and positioned with purpose. The walk-out basement? It's finished, permitted, and rentable. Even income-generating without sacrificing privacy. Step outside to a beautifully reimagined deck—spacious, sturdy, and built for late summer nights or quiet morning coffee. The private, fully fenced yard offers room to garden, play, or simply disappear from the world for a while. Tucked at the back, a large detached double garage adds convenience, security, and space exactly where you need it. Living inner city Calgary is all about vibrancy, lifestyle, being seen and enjoying life. If you want amenities, you better believe Marda Loop delivers. Commercial construction in the area is well underway and the end is in sight. Here is a snapshot of what is in close proximity: Parks & Outdoor Spaces: River Park: A scenic off-leash area along the Elbow River, perfect for dog walks and picnics. Sandy Beach Park: Offers river access, picnic spots, and walking trails. South Calgary Park: Features

tennis courts, a pool, and a community center.?? Nearby Schools Altadore School (K&ndash;6): A reputable elementary school within walking distance. Dr. Oakley School: Specializes in learning disabilities for grades 3&ndash;9. Central Memorial High School: Offers diverse programs, including Advanced Placement. Proximity to Trails & Downtown Mountain Bike Trails: Access to Calgary's extensive 1,000 km pathway system is nearby, connecting to trails like those in Fish Creek Park and Nose Hill Park. Downtown Calgary: Approximately a 10-minute drive or a 20-minute bike ride via dedicated bike lanes. ?????? Fitness & Wellness Centers 360 BrainBody: Offers integrative health services, including fitness classes and wellness programs. F45 TraiF45 Training Marda Loop: High-intensity group workouts focusing on functional training. YYC Cycle Spin Studio: A popular spot for spin classes with energetic instructors. Top 9 Trending Shops in Marda Loop to enjoy: Blush Lane Organic Market. Bonjour Sandwich Shop. Avitus Wine Bar. Adesso for Men. La Hacienda Speakeasy. Phil & Sebastian Coffee Roasters. The Mash. Distilled. Vienna.