



**2613 21 Street SW**  
**Calgary, Alberta**

**MLS # A2238779**



**\$1,010,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,045 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<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, Back Yard, Private, Rectangular Lot, Treed, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Membrane, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Sump Pump(s), Wet Bar		
<b>Inclusions:</b>	N/A		

**\*Price Improvement\*** This 4 bedroom, 3.5 bath beauty is perfectly situated between the Marda Loop and 17th Avenue entertainment districts, in the fantastic neighbourhood of Richmond/Knob Hill - offering a unique blend of walkability, strong sense of community, and easy access to exceptional dining and retail amenities. Centrally located on a beautiful, winding, tree-lined street with quick access to all four corners of the city. Experience the tranquility of this warm and welcoming home, which blends natural tones, rich textures, and thoughtful designer touches throughout. Stylish, serene, and bathed in natural light, this beautifully updated property offers over 3,000 developed square feet of elegantly refined living space, including a west-facing backyard and a fully developed walkout basement. The open-concept main floor features custom-made blinds and curtains, soaring ceilings, hardwood floors, and expansive windows that flood the space with light. The inviting living room showcases a subtly textured grasscloth feature wall with fabulous accent lighting, and a sleek double-sided fireplace with a custom mantle. The modern kitchen is equipped with custom urban-style cabinetry, quartz countertops, a large center island, and nearly all-new stainless-steel appliances. A spacious dining area with stunning light fixtures opens onto the west-facing patio&mdash;perfect for taking in the sunsets. Upstairs, the vaulted primary suite offers a private balcony with sweeping views, a built-in closet system, and a spa-inspired ensuite featuring a soaker tub, a large tiled shower with 10mm glass, and a double vanity. Two additional bedrooms, a full bathroom, upper-level laundry with built-in shelving, and a dramatic skylight complete this level. The walkout basement includes a fourth bedroom, a full bath, and a media room with a wet bar&mdash;ideal for entertaining or relaxing.

Outside, the backyard is a private, tree-filled retreat with a lower deck that feels like an urban oasis. Thoughtfully updated throughout, this home features designer-selected lighting, wall treatments, luxurious custom blinds and draperies, carpet-free stairs (both levels), LED pot lights, central A/C, a renovated powder room, and more. Situated in a quiet location, this professionally landscaped property is fenced and features mature trees, large accent rocks, and a private backyard. Also located near top-rated schools, including French and Spanish immersion programs and Altadore School. A perfect blend of modern style, comfort, and location!