



GRASSROOTS
REALTY GROUP

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3306 21 Street SW
Calgary, Alberta

MLS # A2251405



\$815,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,843 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None.		

Located in the heart of sought-after Richmond, this 2+1 bedroom home offers nearly 2700 sq ft of developed living space, including a FULLY DEVELOPED WALK-OUT BASEMENT. The main level presents hardwood floors & high ceilings, showcasing a front formal dining area that flows into the kitchen that's tastefully finished with granite counter tops, island/eating bar, an abundance of storage space, casual eating area & stainless steel appliances. The living room is open to the kitchen & is anchored by a wall of beautifully crafted built-ins & cozy feature fireplace, creating a perfect space for family time or entertaining. A 2 piece powder completes the main level. The second level hosts an open office area with built-in desk & storage providing a quiet home office area. There are also 2 bedrooms, a 4 piece bath & laundry on the second level. The primary bedroom boasts a wall of built-in storage space, walk-in closet & private 5 piece ensuite with dual sinks, relaxing jetted tub & separate shower. A fully developed walk-out basement with access to a covered patio, features a large family room, third bedroom, 3 piece bath & plenty of storage space. Other notable features include central air conditioning, a large back deck, covered patio & double detached garage. The location is incredibly convenient, walking distance to vibrant Marda Loop, shopping, excellent schools, public transit & easy access to 33rd Avenue & Crowchild Trail. Immediate possession is available!