



GRASSROOTS
REALTY GROUP

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2509 21 Street SW
Calgary, Alberta

MLS # A2254877



\$825,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	920 sq.ft.	Age:	1951 (74 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Private, Rectangular Lot, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Stucco
Foundation:	Poured Concrete
Features:	Chandelier, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: n/a

Welcome to Knobhill in the heart of Richmond, one of Calgary's most sought after communities. This charming 1951 home is nestled on a quiet, private street surrounded by lush greenery, timeless character, and exciting new development. Set on an impressive 50' x 125' lot, the property offers endless possibilities-whether you are looking to renovate or build new. This is a rare opportunity to invest, live, and grow in a neighbourhood loved for its beauty, vibrancy, and convenience.