



GRASSROOTS
REALTY GROUP

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2106 21 Avenue SW
Calgary, Alberta

MLS # A2256384



\$815,000

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,527 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Garage Faces Front, Insulated, Oversized, Sing		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Garden, Landscaped, Lawn, Level, Rectangular Lot		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Bookcases, Breakfast Bar, Built-in Features, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Built-in Entertainment Centre, Built-in Murphy Bed

GORGEOUS EXECUTIVE HOME | HUGE PRIVATE YARD & DECK | A/C | GREAT LOCATION CLOSE TO DT & AMENITIES!

Welcome to this well maintained and thoughtfully updated executive home, offering just under 2,000 sqft. of versatile living space and a backyard retreat rarely found in the inner city; this property strikes the perfect balance between urban convenience and private sanctuary. Set in a great community, walkable to playgrounds, sports fields, tennis courts, off-leash parks and schools, as well as the South Calgary Outdoor Pool, Giuffre Public Library and the vibrant shops, cafés and restaurants of Marda Loop and 17th Avenue. Step inside to discover an inviting open-concept layout where the living and dining areas flow seamlessly together. Hardwood floors, crown moulding, a cozy fireplace and oversized windows create a warm, sunlit space with plenty of room for hosting family dinners or relaxed evenings. A tucked-away powder room on the landing offers convenience, while the spacious kitchen at the rear of the home impresses with stainless steel appliances, classic white cabinetry, a centre island, tiled backsplash and ample pantry storage. The adjoining family room is a perfect gathering space featuring a second fireplace and a wall of windows overlooking the yard and deck. Upstairs, the primary suite is a true retreat with a vaulted ceiling, large windows that capture a skyline view and a large walk-in closet. The 2nd bedroom also impresses also featuring a vaulted ceiling, a dramatic feature window and a closet spanning the full width of the room. The spacious 5-piece bathroom offers a gorgeous free-standing claw foot tub, a separate fully tiled shower and a huge double sink vanity with loads of storage space. The lower level is as versatile as it is welcoming. It can easily serve as a 3rd bedroom with ensuite or a multi-use space for a home

theatre, games room or office. Highlights include a built-in Murphy bed, custom entertainment unit, large windows and a brand new 3-piece bathroom with a sleek tiled shower and glass enclosure. From this level, you'll also find access to the laundry/furnace room and the oversized single garage with exceptional storage capacity. The backyard is the true star - a rare inner-city retreat surrounded by greenery. The multi-level deck features an upper BBQ area and a sprawling lower-level ideal for entertaining or unwinding with family and friends. A generous lawn area and planter boxes complete the space and create a true outdoor escape that feels worlds away while still being just minutes from downtown. The list of additional features includes new front steps, posts and railing on the bright and sunny front balcony (2023), huge oversized front driveway for additional parking, central A/C, gorgeous oak hardwood, ' and vaulted ceilings, built-in and wall-mounted speakers on the main level, blinds package, most windows upgraded to triple pane (2021), newer paint, upgraded carpet on the upper level and more. Welcome Home!