



**GRASSROOTS**  
REALTY GROUP

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**2507 21 Street SW**  
**Calgary, Alberta**

**MLS # A2259688**



**\$988,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey Split, Attached-Side by Side		
<b>Size:</b>	2,276 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Built-In Coffee Maker		

An exceptional inner-city residence offering panoramic mountain views and a truly distinctive design. This modern masterpiece delivers the space of a 3-storey home without the unnecessary stairs, showcasing 10' ceilings, wide-plank white oak flooring, a dramatic sunken living room, and open-riser staircases with glass paneling. The chef's kitchen is a statement of style and function with quartz waterfall counters, premium stainless appliances, sleek high-gloss cabinetry, and a built-in coffee maker. The upper-level primary retreat impresses with vaulted ceilings, a private den/flex space, a custom walk-in closet, and a spa-inspired ensuite with deep soaker tub, dual vanities, and glass shower. A unique split level offers 3 additional bedrooms and 2 full baths, including a secondary ensuite, while the walkout lower level is complete with a media room, full wet bar, and private entrance. Additional luxuries include in-floor heating in all bathrooms, dual A/C units, superior party wall construction, an 18' concrete foundation wall, multiple outdoor living areas, and an oversized double garage. A rare opportunity to own a one-of-a-kind inner-city home that embodies sophistication, comfort, and style.