

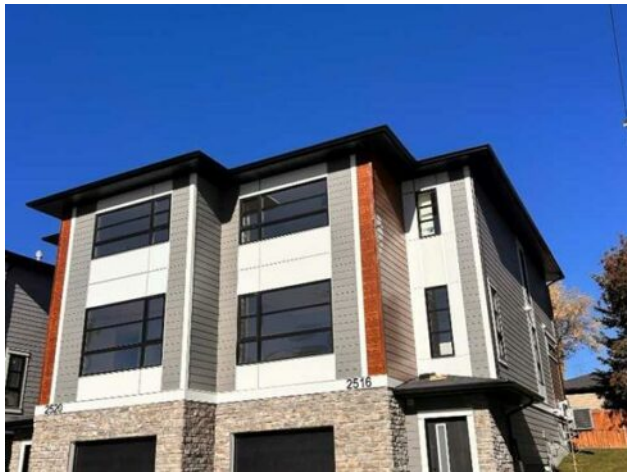


GRASSROOTS
REALTY GROUP

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2516 21 Avenue SW
Calgary, Alberta

MLS # A2263299



\$1,198,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,880 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: None

Stunning New Build in Richmond – Modern Semi-Detached with Oversized Tandem Garage Welcome to your dream home in the heart of Richmond! This brand-new 2-story semi-detached home offers over 2,100 sq. ft. of bright, open-concept living space designed for modern comfort and everyday convenience. Built by Rockford, an established Builder with over 30 years of experience building homes in Alberta. Property Highlights • South-facing front yard — enjoy natural light throughout the day • Oversized tandem drive-under garage with plenty of room for vehicles, storage, or a workshop • Spacious open-concept main floor ideal for entertaining and family living • Modern kitchen featuring sleek cabinetry, quartz counters a gas range, stainless steel appliances, and a large island for seating • Inviting living room with a contemporary fireplace for cozy evenings • Convenient main floor half bathroom for guests • Rear deck overlooking the professionally landscaped backyard — perfect for summer BBQs or morning coffee Second Floor • 3 spacious bedrooms and 2 full bathrooms • Large primary suite featuring a walk-in closet and a spacious ensuite with double vanity, quartz counters, walk-in shower, and designer finishes • Generous secondary bedrooms providing flexibility for family, guests, or office space • Convenient upper-floor laundry room complete with counter and shelving Additional Features • Air conditioning for year-round comfort • Over 2,100 sq. ft. of functional, modern living space • Quality craftsmanship and attention to detail throughout • Located in the desirable Richmond community — close to parks, schools, shopping, and just minutes from downtown Calgary This beautifully designed new build perfectly combines style, comfort, and

convenience — an exceptional opportunity to own in one of Calgary’s most sought-after neighborhoods. ? Don’t miss your chance to make this exceptional home yours! Please note Realtor has an interest in property.