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2520 21 Avenue SW Calgary, Alberta

MLS # A2265253



\$1,193,000

Division: Richmond Type: Residential/Duplex Style: 2 Storey, Attached-Side by Side Size: 1,882 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversiz Lot Size: 0.05 Acre

Back Yard, Landscaped, Lawn

Heating: Water: Forced Air Floors: Sewer: Carpet, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: None Exterior: Zoning: Cement Fiber Board, Stone DC Foundation: **Utilities: Poured Concrete**

Lot Feat:

Features: Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)

Inclusions: none

Stunning New Build in Richmond – Modern Semi-Detached with Oversized attached 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