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## 2022, 21 Avenue SW Calgary, Alberta

MLS # A2271478



\$1,299,999

Division:	Richmond				
Type:	Residential/Duplex				
Style:	2 Storey, Attached-Side by Side				
Size:	2,035 sq.ft.	Age:	2026 (-1 yrs old)		
Beds:	3	Baths:	2 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.07 Acre				
Lot Feat:	Back Yard				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Quartz Counters

Inclusions: N/A

Brand-new modern duplex with front double-car garage in the desirable community of Richmond SW. Minutes from downtown Calgary and close to major amenities. This home features Hardie siding, extra windows for abundant natural light, and 9-ft ceilings on all three levels. The main floor includes a front porch, office area, half bath, dining room, and a modern kitchen with stainless steel appliances, center island, and open-concept layout to the family room with fireplace. Enjoy a 10' x 21'1" rear deck off the main floor. The upper level offers three bedrooms, two full bathrooms, a laundry room, and a spacious primary suite with oversized windows, walk-in closet, 5-piece ensuite with tub and standing shower, and a fireplace. The walkout basement includes a wet bar and large windows for additional natural light. A perfect blend of modern design, premium finishes, and inner-city convenience.