



**GRASSROOTS**  
REALTY GROUP

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2024, 21 Avenue  
Calgary, Alberta

MLS # A2271492



**\$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                  | Water:     | -   |
| Floors:     | Vinyl                       | Sewer:     | -   |
| Roof:       | Asphalt Shingle             | Condo Fee: | -   |
| Basement:   | -                           | LLD:       | -   |
| Exterior:   | Concrete, Mixed, Wood Frame | Zoning:    | RCG |
| Foundation: | Poured Concrete             | Utilities: | -   |
| Features:   | See Remarks                 |            |     |

|             |     |
|-------------|-----|
| 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.