



GRASSROOTS
REALTY GROUP

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2614 21 Street SW
Calgary, Alberta

MLS # A2283028



\$1,465,000

Division:	Richmond		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,662 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Rolled/Hot Mop	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: wine fridge X 4, central air conditioner X 2, control 4 Smart Home System, Security Cameras, Electric Living Room Fireplace, Exterior speakers in the backyard and rooftop patio

OPEN HOUSE, SUNDAY FEBRUARY 1, 9:00am-12:00PM Situated on a quiet, tree-lined street in inner-city Richmond, this exceptional three-storey home offers nearly 3,500 sq ft of fully developed living space—an increasingly rare opportunity within walking distance of Marda Loop and 17th Avenue. Thoughtfully designed for long-term livability, the home blends premium finishes, functional design, and a scale that is difficult to replicate in today’s inner-city market. Nine-foot ceilings on every level, expansive windows, and hardwood flooring throughout create a bright, open feel. The main floor is ideal for both entertaining and everyday living, featuring a defined dining area with gas fireplace, spacious living room, and a chef-inspired kitchen with upgraded KitchenAid appliances, Caesarstone and quartz countertops, walnut cabinetry with under-cabinet LED lighting, floating shelving, custom wine display, and a versatile movable custom island table. Sliding doors open to a south-facing, maintenance-free backyard finished in concrete and equipped with exterior speakers and gas hookups for a BBQ and fire table—offering effortless outdoor living without ongoing upkeep. A double detached garage with slat walls and overhead storage adds valuable inner-city convenience. The second level includes two generous bedrooms, a 5-piece bathroom, full laundry room—both with heated floors—and a mezzanine-style office, providing flexible work-from-home space without compromising bedroom count. The third floor is dedicated to the primary retreat, featuring a spacious bedroom, custom walk-in closet with integrated storage, and a spa-inspired 5-piece ensuite with heated floors, freestanding tub, and a floor-to-ceiling tiled shower with integrated LED lighting. A private west facing rooftop patio with gas line and

newly installed Duradek membrane (2024) completes the level, adding both lifestyle appeal and durability. The fully developed basement offers 9-foot ceilings, a family room with wet bar, additional bedroom, 3-piece bathroom, and a second washer and dryer—enhancing functionality and resale appeal. Additional features include a fully integrated smart home system with built-in speakers and phone-controlled sound and security, dual furnaces with individual humidifiers, dual air-conditioning units, an oversized 80-gallon hot water tank, four wine coolers, a heated mudroom with custom built-ins, professionally installed Gemstone exterior lighting, and a low-maintenance turf front yard. Steps from caf  s, restaurants, schools, parks, and some of Calgary’s most vibrant inner-city amenities, this move-in-ready home offers a rare combination of space, finish, and infrastructure—making it a compelling long-term investment in both lifestyle and value.