



**2033 21 Avenue SW  
Calgary, Alberta**

**MLS # A2293839**



**\$877,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,917 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, C		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bidet, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Tree in main living room

Welcome to 2033 21 Avenue SW, a beautifully modernized infill located in the highly sought after community of Richmond in Calgary's vibrant inner city. Offering refined luxury living, this exceptional home features sweeping downtown views from the primary suite and a sunny south facing backyard, perfectly blending indoor and outdoor living. Ideally situated just steps from parks and playgrounds, and minutes from downtown, 17th Avenue, and Marda Loop, the location is unbeatable. Upon entry, you're greeted by soaring vaulted ceilings and expansive triple-pane windows that flood the home with natural light. The open concept living and dining area is anchored by a stunning full stone gas fireplace, creating a warm and inviting atmosphere perfect for entertaining or relaxing with family. Luxury hardwood flooring transitions seamlessly into oversized ceramic tile, adding both elegance and durability. The chef inspired oversized kitchen is thoughtfully designed with granite countertops, a marble backsplash, and upgraded stainless steel appliances (fridge, oven, and microwave upgraded in 2024). Custom knotty alder cabinetry, under cabinet lighting, a hidden spice rack, and direct access to the private backyard retreat complete this impressive space. The second floor offers two generously sized bedrooms, two beautifully finished full bathrooms, and a versatile loft area ideal for a home office or flex space. A conveniently located laundry area adds everyday practicality. The entire third floor is dedicated to the primary retreat, featuring vaulted ceilings, dual closets, and a designer 5-piece ensuite with a soaker tub, fully tiled shower, and dual vanities. This serene space also showcases incredible skyline views and large upgraded windows that enhance natural light throughout. The fully finished basement provides additional flexibility, perfect for a home

office, gym, or secondary living area. A double side by side garage adds convenience and functionality with additional full length dual driveway for 4 car parking capabilities. Significant mechanical upgrades were completed in 2024, including a high-efficiency furnace, central air conditioning, and a Class 4 impact resistant shingle roof. The south facing backyard is designed for low maintenance enjoyment, featuring an oversized deck, full fencing and privacy in Calgary's inner-city to enjoy full afternoon sun. With close proximity to downtown, trendy shops and restaurants, top rated schools, and green spaces, this home offers the perfect balance of comfort, style, and inner-city convenience in one of Calgary's most desirable SW neighbourhoods.