



**GRASSROOTS**  
REALTY GROUP

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**2516 21 Avenue SW**  
**Calgary, Alberta**

**MLS # A2294184**



**\$1,198,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,880 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows		

**Inclusions:** N/A

Stunning New Build in Richmond &ndash; Modern Semi-Detached with Oversized 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 &bull; South-facing front yard &mdash; enjoy natural light throughout the day &bull; Oversized tandem drive-under garage with plenty of room for vehicles, storage, or a workshop &bull; Spacious open-concept main floor ideal for entertaining and family living &bull; Modern kitchen featuring sleek cabinetry, quartz counters a gas range, stainless steel appliances, and a large island for seating &bull; Inviting living room with a contemporary fireplace for cozy evenings &bull; Convenient main floor half bathroom for guests &bull; Rear deck overlooking the professionally landscaped backyard &mdash; perfect for summer BBQs or morning coffee Second Floor &bull; 3 spacious bedrooms and 2 full bathrooms &bull; Large primary suite featuring a walk-in closet and a spacious ensuite with double vanity, quartz counters, walk-in shower, and designer finishes &bull; Generous secondary bedrooms providing flexibility for family, guests, or office space &bull; Convenient upper-floor laundry room complete with counter and shelving Additional Features &bull; Air conditioning for year-round comfort &bull; Over 2,100 sq. ft. of functional, modern living space &bull; Quality craftsmanship and attention to detail throughout &bull; Located in the desirable Richmond community &mdash; close to parks, schools, shopping, and just minutes from downtown Calgary This beautifully designed new build perfectly combines style, comfort, and

convenience &mdash; an exceptional opportunity to own in one of Calgary&rsquo;s most sought-after neighborhoods. Don&rsquo;t miss your chance to make this exceptional home yours! Please note Realtor has an interest in property. Some photos have been virtually staged