



**2517 21 Street SW  
Calgary, Alberta**

**MLS # A2302213**



**\$824,900**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,893 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<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:** Breakfast Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s)

**Inclusions:** Shed & rain barrel.

OPEN HOUSE SATURDAY, APRIL 18TH FROM 11:30 AM - 1:30 PM & SUNDAY, APRIL 19TH FROM 1-3 PM. Located on a quiet street in the desirable inner city community of Richmond, this 2+1 bedroom home offers over 2,700 sq ft of well designed living space, including a FULLY DEVELOPED WALK OUT BASEMENT. The main level features hardwood floors and lofty ceilings, showcasing a spacious living room anchored by a striking floor to ceiling stone fireplace. The living area flows effortlessly into a casual dining space and a beautifully finished kitchen with granite countertops, an island with eating bar, abundant cabinetry (including a walk in pantry), and stainless steel appliances. A private office is thoughtfully positioned just off the foyer—ideal for a dedicated work from home setup. A 2 piece powder room completes the main level. A sweeping curved staircase leads to the upper level, which hosts two generous bedrooms, a 4 piece main bath, and a convenient laundry room with sink and storage. The primary retreat features a walk in closet and a luxurious 5 piece ensuite with dual sinks, a relaxing jetted tub, and a separate shower. The fully developed walk out level expands your living space with a huge family/recreation room, a third bedroom, and a 3 piece bath. Additional highlights include central air conditioning, and a sunny west-facing back yard with upper deck off the living room, and a covered patio. Parking is effortless with a double detached garage. This prime location offers exceptional walkability—just minutes to vibrant Marda Loop, excellent schools, shopping, public transit, and with quick access to 26th Avenue and Crowchild Trail.