

# \$1,050,000 - 2613 21 Street Sw, Calgary

MLS® #A2238779

**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 2,045 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

**\*Open House: Sunday, July 27, 1â€“4 PM\***

This 4 bedroom, 3.5 bath beauty is perfectly situated between the Marda Loop and 17th Avenue entertainment districts, in the fantastic neighbourhood of Richmond/Knob Hill - offering a unique blend of walkability, strong sense of community, and easy access to exceptional dining and retail amenities. Centrally located on a beautiful, winding, tree-lined street with quick access to all four corners of the city.

Experience the tranquility of this warm and welcoming home, which blends natural tones, rich textures, and thoughtful designer touches throughout. Stylish, serene, and bathed in natural light, this beautifully updated property offers over 3,000 developed square feet of elegantly refined living space, including a west-facing backyard and a fully developed walkout basement.

The open-concept main floor features custom-made blinds and curtains, soaring ceilings, hardwood floors, and expansive windows that flood the space with light. The inviting living room showcases a subtly textured grasscloth feature wall with fabulous accent lighting, and a sleek double-sided fireplace with a custom mantle. The modern kitchen is equipped with custom urban-style cabinetry, quartz countertops, a large center island, and nearly all-new stainless-steel appliances. A spacious dining area with stunning light fixtures opens onto the west-facing patioâ€”perfect for taking in the



sunsets.

Upstairs, the vaulted primary suite offers a private balcony with sweeping views, a built-in closet system, and a spa-inspired ensuite featuring a soaker tub, a large tiled shower with 10mm glass, and a double vanity. Two additional bedrooms, a full bathroom, upper-level laundry with built-in shelving, and a dramatic skylight complete this level.

The walkout basement includes a fourth bedroom, a full bath, and a media room with a wet bar—ideal for entertaining or relaxing.

Outside, the backyard is a private, tree-filled retreat with a lower deck that feels like an urban oasis.

Thoughtfully updated throughout, this home features designer-selected lighting, wall treatments, luxurious custom blinds and draperies, carpet-free stairs (both levels), LED pot lights, central A/C, a renovated powder room, and more. Situated in a quiet location, this professionally landscaped property is fenced and features mature trees, large accent rocks, and a private backyard.

Also located near top-rated schools, including French and Spanish immersion programs and Altadore School. A perfect blend of modern style, comfort, and location—this home is a rare find and will sell quickly!

Built in 2012

**Essential Information**

MLS® #	A2238779
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,045
Acres	0.07

Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2613 21 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5A9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Skylight(s), Sump Pump(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Bar Fridge, Garburator, Water Purifier
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Double Sided, See Through, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, Private, Treed, Views
Roof	Shingle, Fiberglass, Membrane
Construction	Stone, Stucco, Wood Frame, Wood Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 24th, 2025

Days on Market            3

Zoning                        R-CG

### **Listing Details**

Listing Office              RE/MAX First

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