

**2014 21 Avenue SW
Calgary, Alberta****MLS # A2259445****\$880,000**

Division:	Richmond		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,369 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s), Stone Counters, Storage, Track Lighting, Vinyl Windows		
Inclusions:	none		

*** OPEN HOUSE SUNDAY SEPTEMBER 28th 2:30 - 4:30*** A Rare Gem at the Edge of Richmond & City Views, Character & Comfort! Tucked away on a quiet Avenue at the top of 21st Avenue SW, this truly unique home offers over 2,800 sq.ft. of beautifully finished living space in one of Calgary's most sought-after inner-city communities. Perched in an elevated position with panoramic city skyline views, this charming 3+1 bedroom residence is surrounded by greenspace and just steps from tennis courts, pickleball, soccer fields, baseball diamonds, and an off-leash dog park. From the moment you arrive, you'll notice the character and craftsmanship throughout. The welcoming main level boasts stunning hardwood floors, soaring ceilings, and tall windows that fill every room with natural light. A brand-new central A/C system ensures year-round comfort. The spacious living room features a wood-burning fireplace with gas starter, creating the perfect cozy focal point while offering views out to your lush backyard and the twinkling city lights beyond. Just a few steps up is the elegant dining area, highlighted by a chic chandelier—ideal for entertaining or quiet family dinners. The kitchen is a chef's dream with granite countertops, a brand-new stainless steel fridge, classic white cabinetry, crown moulding, and stylish black and steel appliances. Step out to your covered deck for year-round grilling and dining—even on rainy evenings. Upstairs, the layout features three generous bedrooms, including a showstopping primary retreat with large windows that frame dramatic skyline views. A spacious double door closets and private 3-piece ensuite with Skylight complete the suite. A bright, open hallway with bridge-style architecture adds a unique and airy touch overlooking the kitchen below. The walkout lower level is smartly designed with an attached

garage, powder room, a bright office, and a flex space perfect for a family room, media space, home business, or creative studio. This level flows directly to the landscaped backyard oasis—fully fenced with mature trees, perennial gardens, in-ground sprinklers, and incredible privacy that evokes a serene mountain getaway. There are multiple outdoor living spaces: a main-level deck for summer dinners, a cozy patio for lounging or stargazing, and tranquil gardens to enjoy. Whether you're hosting, relaxing, or working from home, this space is as versatile as it is inviting. The lower level also includes ample storage, a laundry room, and a flex bedroom/gym/rec room, ideal for guests or your fitness sanctuary. All of this is just 5 minutes to downtown Calgary, with quick access to transit, top-rated schools, shops, restaurants, and more! Excellent Value and Priced to Sell! Well below City Assessed value of \$968,000!