

# \$1,550,000 - 2614 21 Street Sw, Calgary

MLS® #A2247320

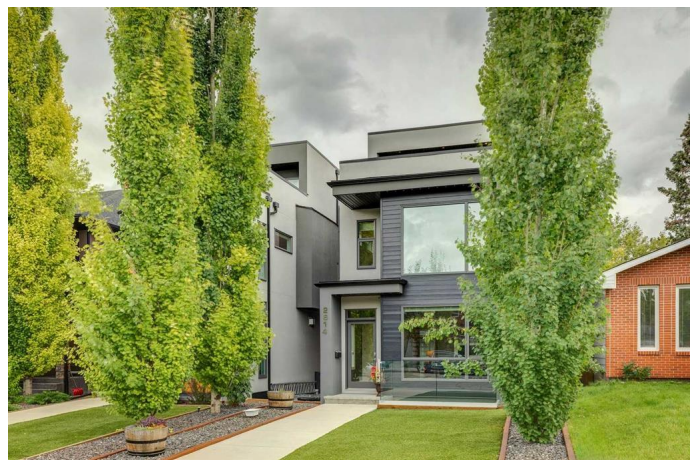
**\$1,550,000**

4 Bedroom, 4.00 Bathroom, 2,654 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

**\*\*Open House: Sunday, August 10 from 2:30 to 4:00 PM\*\*** This stunning three-story detached home offers nearly 3,500 sq ft of beautifully finished living space in the heart of Richmond. Every detail reflects thoughtful design, quality craftsmanship + numerous luxury upgrades throughout. Soaring 9-foot ceilings on all levels + large windows fill the home with natural light + hardwood floors throughout. The main floor is ideal for both entertaining + everyday life. The spacious dining room is at the front of the house with lovely street views; Chefs kitchen is efficiently designed, galley style with huge island, upgraded KitchenAid appliances, Caesarstone + quartz counters, walnut cabinetry, under-cabinet lighting, floating shelves, a built-in wine wall + a movable custom island table. Comfy family room with ribbon gas fireplace overlooks backyard. Patio doors lead into the sunny, south-facing backyard—fully finished in maintenance-free concrete with gas hookups for a BBQ + fire table, outdoor speakers + a double detached garage complete with slat wall + ceiling storage. A floating oak staircase leads to the second level, which includes two generous bedrooms, a mezzanine office, a five-piece bathroom with heated floors + a full laundry room. The top-floor primary, is a private retreat, offering a massive walk-in closet with custom shoe racks + storage, a spa-inspired five-piece ensuite with a standalone tub, floor-to-ceiling tiled shower with LED lighting + heated floors. From



here, access your large private rooftop patio. The fully finished basement offers a cozy living area with wet bar, an additional bedroom, three-piece bathroom, second laundry set + storage. Additional features include: Smart home system with built-in speakers + full sound/security wiring, four wine coolers, two furnaces, each with humidifiers, dual A/C units for climate control, oversized 80-gallon hot water tank, mudroom with heated floors + custom built-ins, Gemstone exterior lighting + low-maintenance turf front yard. Located on a quiet street just a short walk to Marda Loop, 17th Avenue, Richmond School (K-6) + nearby shops + restaurants.

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247320    |
| Price          | \$1,550,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,654       |
| Acres          | 0.07        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2614 21 Street Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 5A8           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Closet Organizers, High Ceilings, Stone Counters, Walk-In Closet(s), Wired for Sound                   |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | Central Air                                                                                                                    |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 2                                                                                                                              |
| Fireplaces        | Electric, Gas                                                                                                                  |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Finished, Full                                                                                                                 |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle, Rolled/Hot Mop                   |
| Construction      | Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 6                |
| Zoning         | R-CG             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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