



GRASSROOTS
REALTY GROUP

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2023 21 Avenue SW
Calgary, Alberta

MLS # A2217850



\$869,900

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,519 sq.ft.	Age:	1912 (113 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Sump Pump(s), Vinyl Windows, Wet Bar		
Inclusions:	N/A		

Charming, Modernized Character Home with Breathtaking Downtown Views in Richmond Knob Hill. Welcome to this beautifully appointed 2+1 bedroom character home in the highly sought-after community of Richmond Knob Hill. Seamlessly blending timeless charm with quality modern upgrades, this exceptional residence offers refined living in one of Calgary's most desirable neighbourhoods. It is a unique home. From the moment you approach the impressive four-foot-wide custom solid maple front door, it's clear this home is truly one of a kind. The main level features hardwood floors throughout the expansive living and dining areas, centred around a striking granite-clad gas fireplace—perfect for both entertaining and relaxing evenings. The gourmet kitchen is a chef's dream, complete with espresso-stained custom cabinetry, "Nero Impala" granite countertops, a premium stainless steel appliance package including a JennAir gas range and brand new Blomberg dishwasher, and a bright breakfast nook. The kitchen opens into an atrium-style sunroom, bathed in natural light from multiple skylights. This inviting space is further enhanced by custom heated tile flooring in the kitchen and atrium. With three full bathrooms—two outfitted with heated tile floors—the home exudes both style and function. The luxurious en-suite is a spa-like retreat featuring a jetted tub, granite countertops, dual sinks, and premium Grohe fixtures. A third-storey loft offers flexible space—ideal as an additional lounge area or extra sleepover space under the stars. The fully finished basement adds even more versatility, perfectly suited for a media room, guest suite, or home gym. Additional highlights include a high-efficiency furnace, electronic air cleaner, upgraded hot water tank, water softener, high end fixtures throughout, and an oversized,

heated double garage with new garage door. The private, landscaped terrace is perfect for outdoor entertaining. This outstanding property effortlessly combines character, comfort, and quality craftsmanship—all with sweeping views of downtown Calgary.