



2518 21 Street SW
Calgary, Alberta

MLS # A2313713



\$999,900

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,028 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Fireplace(s), Forced Air, Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s)

Inclusions: Solar panels, freezer in basement, shelves in storage room, cupboard in Downstairs family room, shelving units and cabinets in work room, shelves in Solarium

Unique and beautifully maintained home in the highly desirable community of Richmond! This spacious 2-storey home offers 2,028 sq. ft. of living space and sits on an impressive 7,244 sq. ft. pie-shaped lot with an incredible backyard oasis. Lovingly cared for by the same family for nearly 50 years, this home is filled with warmth, character, charm, and endless potential. The main floor features a rare and functional layout with 2 bedrooms and a full bathroom, ideal for multi-generational living, guests, or added privacy. The stunning renovated kitchen offers endless cabinetry, quartz countertops, a large central island, upgraded stainless steel appliances, and beautiful views overlooking the gorgeous garden. A spacious living and dining area is perfect for entertaining, while the cozy family room off the kitchen features a wood-burning stove for relaxing evenings at home. Recent updates include vinyl plank flooring, new carpet on the stairs, and beautiful skylights that flood the home with natural light. Upstairs you will find 2 generously sized bedrooms, including a bright and spacious primary retreat featuring a sunny solarium with ample room to create an incredible ensuite bath, plus there is a walk-in closet. The second upstairs bedroom is equally inviting with windows on two sides, plus there is a large 4-piece bathroom. The basement offers excellent additional space and future development potential, at present a workshop that could easily become another bedroom if required. There is also a large family room, spacious laundry area, and a 3-piece bathroom ready needing some TLC. Additional upgrades include furnace (approx. 10-12 years old), central air conditioning (2022), hot water tank (2020), water softener, central vacuum system, roof (approx. 10 years old), and 13 solar panels for added energy efficiency. Reducing your costs monthly. Outside,

enjoy the oversized pie lot with an abundance of gardening space, room for children to play, and a double detached garage. Located in one of Calgary's most sought-after inner-city communities, Richmond offers exceptional access to schools, parks, transit, shopping, restaurants, Marda Loop, 17th Avenue, and downtown Calgary. Enjoy the perfect balance of quiet residential living with incredible urban convenience just minutes away. This is a truly special property offering space, flexibility, and timeless character in an unbeatable location