



**2641 21 Street SW**  
**Calgary, Alberta**

**MLS # A2317434**



**\$1,395,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,592 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Many Trees, Treed, Underground Sprink		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

**Inclusions:** n/a

OPEN HOUSE. SATURDAY, JUNE 20th 2pm-4pm. Extensively updated throughout, this attached home delivers the scale, privacy, and presence of a detached residence, anchored by a double attached garage. Inside, the home introduces a sophisticated aesthetic reminiscent of a classic brownstone style, complete with a beautiful staircase and premium on-site finished hardwood flooring that spans the entire main floor and staircase. The layout balances nine foot ceilings and oversized principal rooms built for both high end entertaining and daily family life. The entire property has been modernized with curated, high design finishings. The upper level is highly functional, featuring a primary bedroom equipped with a large walk-in closet and a luxe ensuite, alongside two additional generous bedrooms, a second full bathroom, and a dedicated laundry room. Unique to this property is the dual profile outdoor living. The front features a dedicated outdoor space, while the rear boasts a full walk-out lower level designed for premium flexibility. This bright lower level includes a large fourth bedroom, an additional powder room, and a versatile flex space ideal for a home gym or recreation room that transitions directly to an extraordinarily large backyard. Framed by mature trees and manicured landscaping, this expansive rear oasis offers a rare inner-city sanctuary with an abundance of green space for children and pets to thrive.